

FOR SALE OR LET **Refurbished office premises** **Two storey accommodation in very accessible location** Lansdowne House, Lansdowne Court, Gosforth NE3 1GF



LOCATION

The premises are located to the rear of Lansdowne Terrace in Gosforth close to the junction with Henry Street which intersects with The Great North Road. It is a short walk to the Regent Centre bus and Metro Interchange and there are many substantial office and residential developments in and around the locality. Gosforth High Street is also nearby providing a range of convenient retail and leisure facilities. Occupiers nearby include The Coquet Trust, Co-op funeral care, Eat Cetera Alpha Male Grooming Tait Walker and the NHS.

ACCOMMODATION

The property is in excellent order and remains fully fitted out as an office with existing workstations on ground and first floors. The ground floor has a separate meeting room and staff room with the 1st floor having an open plan configuration. A gas fired central heating system is fitted and an alarm system.

Ground floor total area 100.24sqm (1079 sqft)
First floor 97.18 sqm (1046 sqft)
Plus separate male and female WC facilities at ground floor.

Floor plans are available upon request

BUSINESS RATES

The premises are currently entered into the Valuation List with separate rateable values for each level.

Ground floor RV : **£7000**

1st floor RV : **£8300**

Interested parties should verify this information and confirm with the local rating authority the details as to precise rates payable.

ENERGY PERFORMANCE RATING

C-56

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

TERMS OF OFFER

The property is to be made available by way of a new full repairing and insuring lease at a rental in the order of £22,950 per annum exclusive. **Alternatively a sale may be considered at a figure in the order of £325,000.**

VAT

All figures within these terms are exclusive of VAT where chargeable.

JUNE 2020

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