



Offices in NE11

Vance Business Park, Team Valley,
Gateshead, Tyne and Wear, NE11 9NE

£100,000

Tenure

Leasehold

Allocated parking

Property features

- ✓ Two Storey Premises
- ✓ Office Accommodation
- ✓ Parking Facilities
- ✓ NIA: 99.59m2 (1,072 sq ft)

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

The subject premises is a two storey, brick constructed property situated in Vance Business Park.

Internally the property has been spit into a ground floor self contained office and a first floor self contained office, with two WC facilities located to the ground floor communal entrance. Each Office contains, Kitchenette, key lock entry system, air conditioning/heating system, secure entry exit system for external door with buzz in system and led lighting and carpeted throughout.

We are advised the property is currently let generating £12,000 per annum.

Current tenancy due to end on the 25th of June.

Service charge (inc VAT) £467.74 quarterly (4 quarters per annum)

Building Insurance to pay for: £547 per annum

Price: £100,000

Property Type: Offices

Business Type: B & B's

Internal Size: 1072 Square Feet

External Size: 1072 Square Feet

Parking: Allocated

Location

The subject property is well located at Vance Business Park, Gateshead. The subject property is located approximately 3.6 miles from Newcastle city centre.

Accommodation

Ground Floor office - 46.96m² (505 sq ft).

First Floor office - 50.78m² (567 sq ft).

NIA: 99.59m² (1072 sq ft).

Tenure

Long Leasehold - Title Number: TY466235

99 year lease was granted 23rd May 1990.

Rateable Value

The adopted rateable value is £9,000 as of 1st April 2017.

Sourced from VOA.

EPC

Available upon request (rating D).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Vance Business Park, Team Valley, Gateshead, Tyne and Wear, NE11 9NE

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
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