

SELF-CONTAINED OFFICES

17 LANSDOWNE TERRACE
GOSFORTH
TYNE AND WEAR
NE3 1HP

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

FOR SALE



LOCATION

Gosforth is an area of Newcastle upon Tyne, approximately 2 miles to the north of the city centre. This vibrant suburb is a popular residential area with a wide retail offering along High Street and is a popular office location. The subject property is located on Lansdowne Terrace, a short distance to the North of Gosforth High Street.

The building is situated within a terrace of offices likely constructed in the early 1900's on the western side of Lansdowne Terrace (B1318). The B1318 is one of the major vehicular routes out of Newcastle to the north and ultimately joins the A1 a mile or so to the north, at North Brunton. The building's position gives excellent access to all of Gosforth's amenities and is situated within a well established office location. Nearby occupiers include Forum, Birch and Co Solicitors and The Co-operative Funeralcare.

Public transport communications are excellent with Regent Centre Metro Station being within approximately 5 minutes walk from the subject property linking to local and national rail services via Newcastle Central Station.

DESCRIPTION

The property comprises a mid terrace 3-storey building of traditional brick construction, beneath a pitched and slate covered roof. This attractive building has a large bay window to the eastern elevation at ground floor, as well as an extension to the rear and Velux windows at second floor which lie flush with the roof covering.

Internally, the building provides predominantly open plan office accommodation arranged over ground and first floors with two further rooms at second floor. Additionally there is a boardroom at first floor along with male and female WC's and a kitchenette facility at ground floor. The property has the following specification:

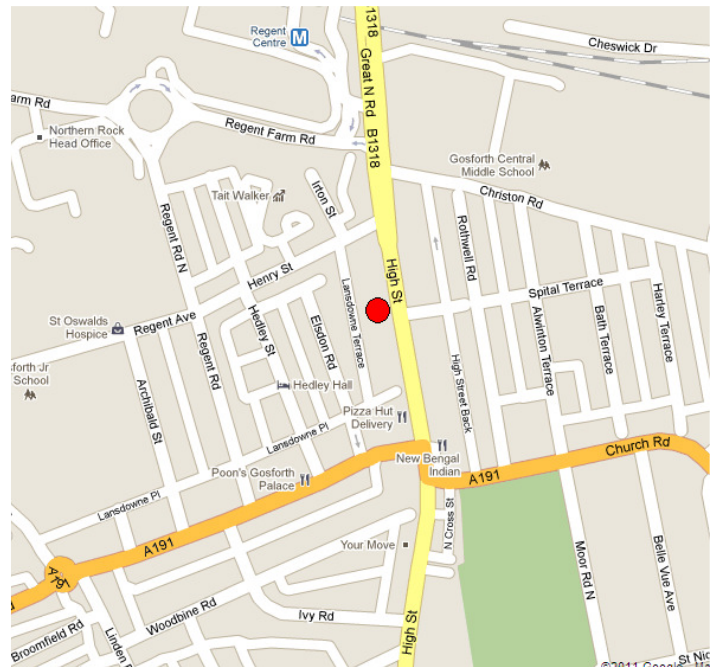
- Intercom entry system
- CCTV
- Gas fired central heating
- Double glazing
- Carpeted throughout
- Strip fluorescent lighting
- Kitchenette facility
- Male and Female WC's
- Car parking to rear

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal area (NIA) basis and provides the following floor areas:

Ground Floor	85.20 m ²	(917 ft ²)
First Floor	41.20 m ²	(443 ft ²)
Second Floor	31.70 m ²	(341 ft ²)
TOTAL	158.10 m²	(1,701 ft²)

4 parking spaces to rear and additional parking at front.



TENURE

The freehold is offered for sale with vacant possession.

PRICE

We are instructed to seek offers in excess of £250,000 for the freehold interest.

BUSINESS RATES

Rateable Value (2010 List): £16,250
 Rates Payable 2010/2011: £6,614

LEGAL FEES

The purchaser will be responsible for our clients reasonable legal fees incurred in this transaction.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where chargeable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact Andrew Chandler on:

Tel. No. 0191 272 5551
 Email. andrew.chandler@bissett-kenning.co.uk

Please note that viewings will be strictly by appointment only

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