



## Prime Retail Unit

1,583 Sq Ft (147.06 Sq M)

- Established Retail Location
- Self-contained retail premises
- Upstairs office space
- Freehold Purchase
- 2 Car parking spaces

For further information please contact:

Ellie Combe  
E: [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk)  
DD: 07544655575

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: 07834328678

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## FOR SALE

229-231 High Street, Gosforth, Newcastle  
 Upon Tyne, Tyne And Wear, NE3 1HQ

### Location

The property is located on Gosforth's main retail area. The premises occupies a prominent position on the high street being directly opposite the Old Fire Station and within close proximity to Gosforth shopping centre.

Gosforth is an affluent area of Newcastle upon Tyne and is situated approximately 2 miles from the City Centre. The Regent Centre Metro Station and bus interchange are closely located by and provide excellent transport links.

### Description

The property has a ground floor retail unit which benefits from full height glass display front. This floor has been split into a front reception/ retail area, a small interview room and meeting room located at the back of the shop. There is also a small kitchenette and Toilet at the rear of the ground floor. At the back of the property there are 2 car parking spaces which can be accessed through the back of the ground floor.

The first floor is split into two smaller offices and one larger office space and benefits from a small WC. The second floor has a mansard ceiling with a small kitchen and a larger office/storage area. Both of these floors can be accessed separately to the ground floor unit.

### Accommodation

The property has been and comprises the following floor areas:

Floors	Sq Ft	Sq M
Ground Floor	620	57.6
First Floor	618	57.41
Second Floor	345	32.05
<b>Total</b>	<b>1,583</b>	<b>147.06</b>

### Price

£200,000 for the Freehold

### EPC

The property has an EPC rating of F 129

### Rateable Value

The property has a rateable value of £11,000 giving rates payable £5,489 per annum.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Anti-Money Laundering

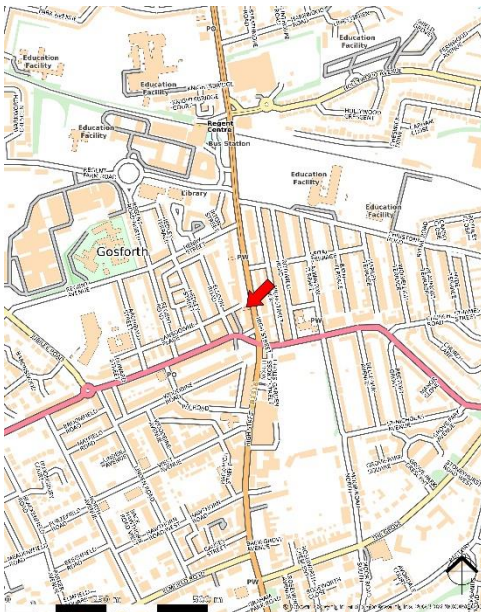
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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