

Vacant Office Conversion / Refurbishment Opportunity

23 - 24 Lansdowne Terrace, Gosforth,
Newcastle upon Tyne, NE3 1HP



Vacant Office in a Central Gosforth Location

- 3 Storey Terrace
- Prime Gosforth Location
- Refurbishment or Conversion Opportunity
- 14 on-site parking spaces

SITUATION

23 - 24 Lansdowne Terrace is situated in the prominent residential suburb of Gosforth, approximately 2 miles north of Newcastle City Centre. With convenient access to the City Centre, Gosforth has long-been an affluent suburb of Newcastle with easy accessibility and a broad range of high-quality amenities.

Lansdowne Terrace is well served by public transport links, neighbouring Regent Centre and South Gosforth metro stations which serve Gosforth and provide access across the Tyne & Wear area.

The subject property forms part of Lansdowne Terrace, which in turn fronts directly onto Gosforth's main High Street, with the immediate area characterised by a mix of commercial, retail and leisure uses, in addition to established residential accommodation.

DESCRIPTION

The property comprises a principally two storey mid terraced building with an additional dormer attic accommodation. The front elevation has a full height painted render finish lying beneath a pitched roof, with a slate covering. The rear of the building incorporates a two-storey extension of part solid, part cavity brick construction, lying beneath a mono-pitched roof. The property is currently being used as office accommodation.

Internally, the accommodation is arranged over the ground, first and second floors, being principally cellular in nature. Access to the upper floors is provided through two separate staircases. The specification is similar throughout being arranged over a combination of carpet tile and wood effect laminate floor coverings, surrounded by perimeter trunking, lying beneath suspended ceilings, and painted plastered walls. Lighting is provided by a combination of bulb lighting and LED lighting, with the windows being of uPVC double glazed construction. Heating is provided by wall mounted radiators.

For further details please contact:



PATRICK MATHESON
0191 594 5015 or 07796 192 356
patrick.matheson@knightfrank.com

NATHAN DOUGLAS
nathan.douglas@knightfrank.com
0191 594 5002 or 07790 931318

ACCOMMODATION

Net internal areas:

Floor	Sq M	Sq Ft
Ground	135.73	1,461
First	140.94	1,516
Second	86.12	927
Total	362.79	3,904

TENURE

The property is held on a Freehold basis.

SALE PRICE

The property is available on a Freehold basis for a sale price of £550,000

EPC

Available on request.

LEGAL COSTS

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

VIEWING

Please contact the agents to arrange a viewing, or for further information regarding the property.

