



The Old Bank

30 High Street, Gosforth



SANDERSON
YOUNG



The Old Bank 30 High Street, NE3 1LX

All enquiries to Sanderson Young rare! on 0191 223 3500 or rare@sandersonyoung.co.uk

NEW LEASE FOR A MINIMUM OF 5 YEARS AT £25,000 PER ANNUM

Location

The Old Bank, set back from the High Street in Gosforth and located at the very prestigious southern end of the High Street, close to the Town Moor, was beautifully constructed as a bank and has, in more recent years, been used as an estate agents and in the last 10 years as headquarters offices for a financial investment company.

The building has beautiful tall ceilings and a superb former banking hall to its reception accessed through the entrance vestibule with its more recent glazed addition. The high ceilings and beautiful windows compliment the architectural style of this magnificent building, reflecting the 'Arts & Crafts' period of architecture.

Price Guide:
Annual Rental Of £25,000





The main banking hall accommodates tremendous workspace and leads onto two rooms, the former managers banking office overlooking The Grove and a large safe room, which is excellent for storage.

The property has basement storage facilities and upper ground floor mezzanine washroom and kitchen facilities, as well as a side yard and a front courtyard which shows potential for onsite parking facilities.

The building is very well situated on the corner of the High Street and The Grove and has convenient accessibility into the Town Moor and Newcastle City Centre to the south, as well as the shopping centre in Gosforth to the North, with regular bus routes and car links from the High Street throughout Tyneside.

The metro station nearby at South Gosforth, as well as Ilford Road, is very convenient for its accessibility as well.

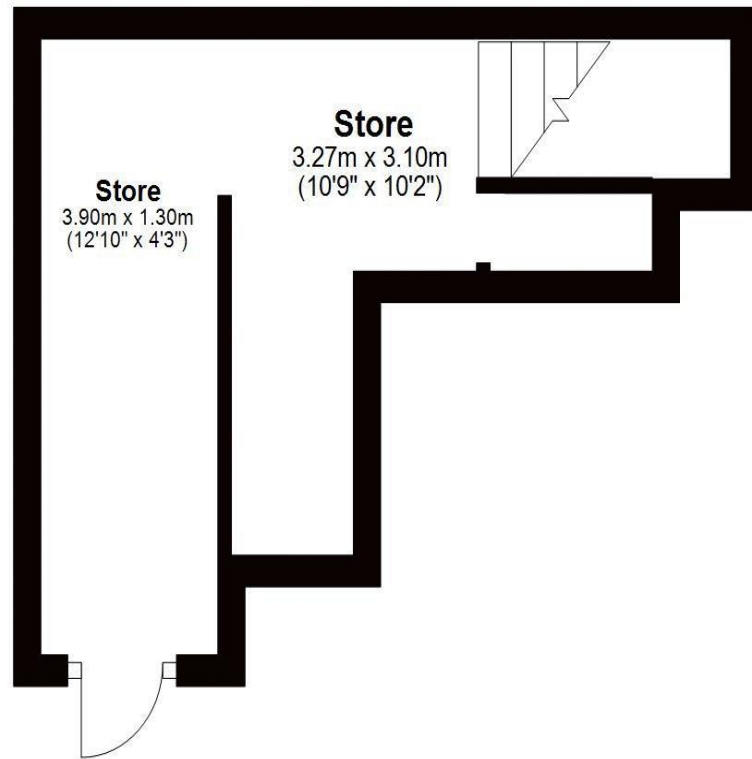


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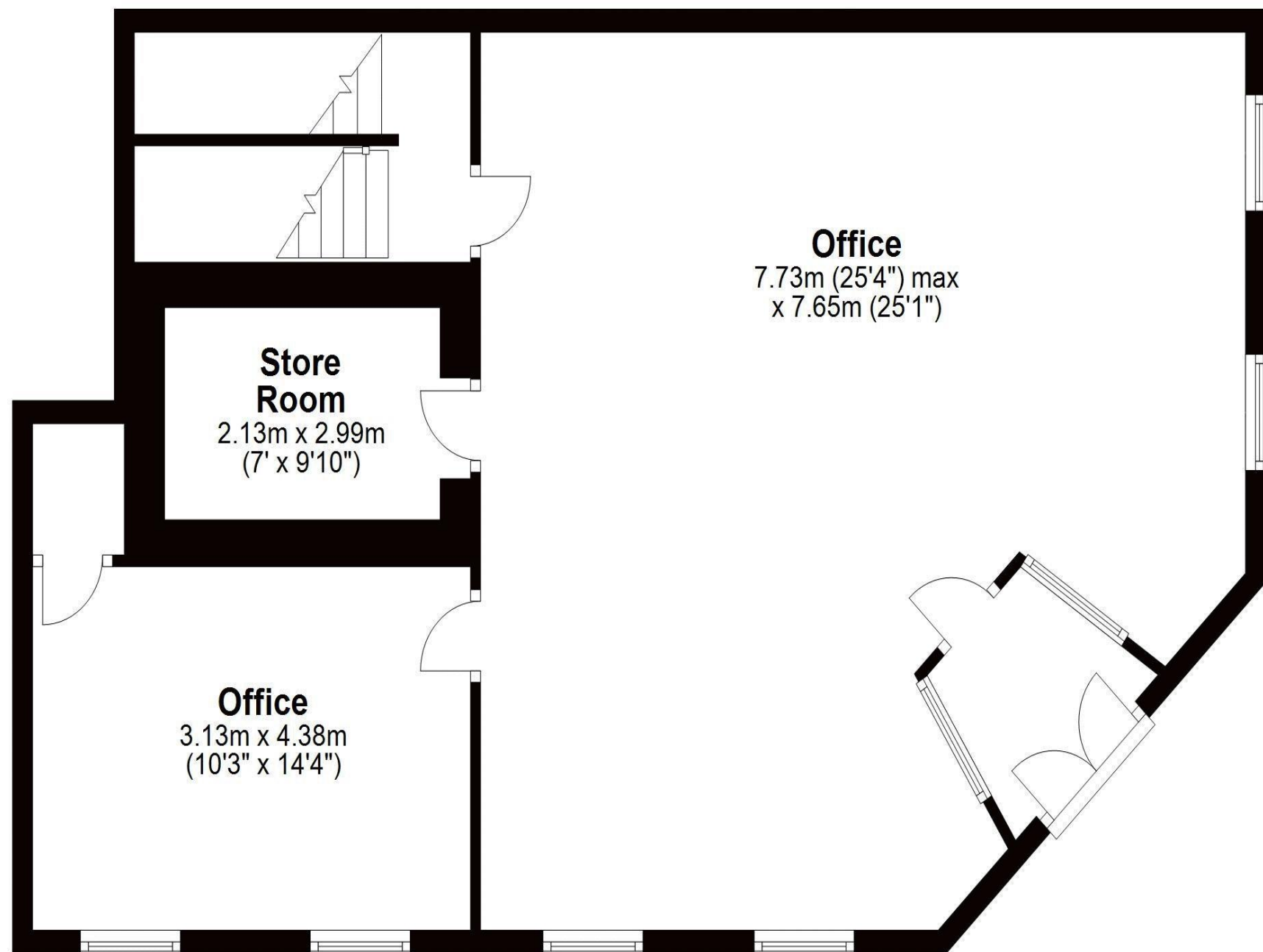
Basement

Approx. 12.1 sq. metres (130.1 sq. feet)



Ground Floor

Approx. 85.6 sq. metres (921.5 sq. feet)

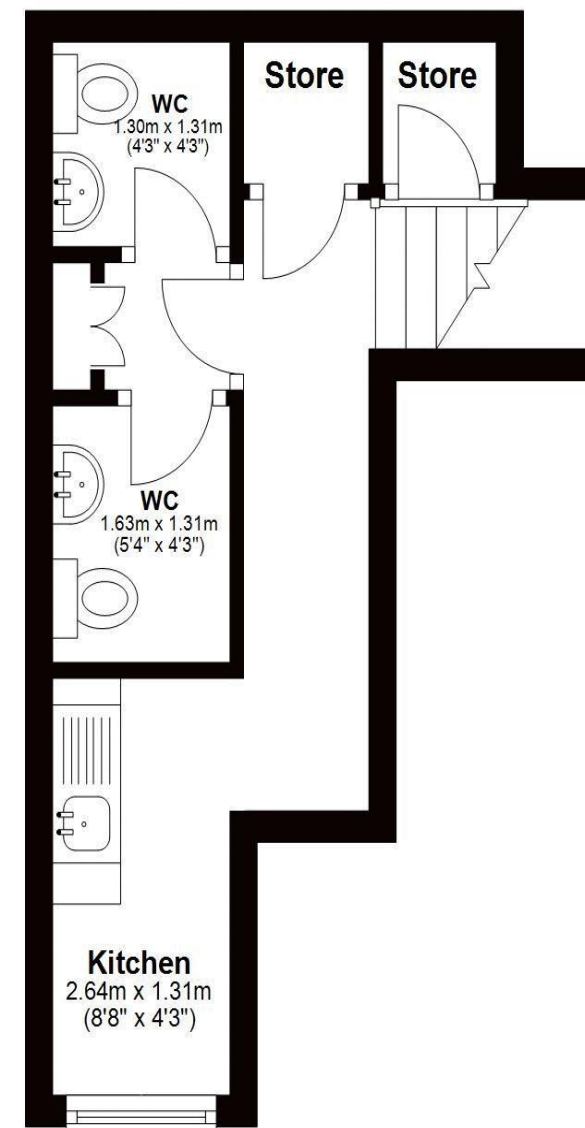


Total area: approx. 113.8 sq. metres (1224.4 sq. feet)

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First Floor

Approx. 16.0 sq. metres (172.8 sq. feet)



The property constructed in brick under a flat roof, has a great architectural appeal and is well known in the area for its focal point and unique building features. It will make a great headquarters office and statement building for a marketing/PR company, as well as architects and specialised professional service company.

Accommodation

The properties accommodation includes: -

Ground floor banking hall (82.03m²/883 sq.ft)

Basement stores (9.39m²/102sq.ft)

Mezzanine stores (3.5m²/38 sq.ft)

Mezzanine kitchen (3.5m²/38sq.ft.)

Total floor area: 98.42m²/1061 sq.ft

Services

The property has the benefit from gas central heating, mains electricity, water and drainage.

The property has a rateable value of £16,000 from the 2017 district valuation office.

The property is offered to rent on a Fully Repairing and Insuring Lease (FRI) for a period of no less than 5 years at £25,000 per annum.

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