



13 Regent Terrace, Gateshead, NE8 1LU
£8,400 Per Annum

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- To Let
- First floor office accommodation with additional basement meeting room
- Net Internal Area 546.5 sqft
- Annual Rent £8,400
- Parking space to rear

LOCATION

Located on Regent Terrace, Gateshead the premises are in walking distance to Gateshead town centre and public transport interchange. The location fronts onto A184 offering good access to Newcastle City Centre and the A1.

DESCRIPTION

The accommodation offers first floor office accommodation within an attractive Grade II Listed Terrace.

Comprising of 3 offices along with a basement meeting room, the offices have use of a communal 2nd floor kitchen and WC's within communal area.

Intercom access from both basement and first floor.

The offices come with use of a single parking bay to the rear of the property. There is additional pay and display parking spaces to rear with a 3 hour limit.

The existing use of the property is offices and interested parties should establish whether any alternative use would be to the satisfaction of the landlord and Council.

ACCOMMODATION

The Net Internal Area (NIA) is as follows:

Office 1 12.48 sqm (134.3 sqft)

Office 2 18.48 sqm (198.9 sqft)

Office 3 12.32 sqm (132.6 sqft)

Basement room 7.5 sqm (80.7 sqft)

Basement storage room 10.08 sqm (108.5 sqft)

Office 1 and 3 overlook Regent Terrace, featuring large windows.

Office 2 is to the rear of the property.

The basement room has a sloping ceiling.

SERVICES

We understand that all mains services are connected to the property. (All interested parties should satisfy themselves with the local service providers).

PLANNING

We understand that the premises have planning permission for use as an office as designated under class E of the Town and Country (Use Classes) Order 1987 (as amended).

RATING LIABILITY

The premises have been removed from the Rating List, according to the Valuation Office Agency (VOA) website

ENERGY PERFORMANCE CERTIFICATE

The property currently has a rating of 83D

RENT

The rent payable is £8,400 per annum payable monthly in advance. A share of utilities is payable in arrears and a damage deposit is required by the landlord.

TENURE

The property is available by way of a new lease for a minimum term of 3 years. The proposed tenant should ensure that they seek legal advice to confirm the nature and extent of their obligations when entering into this form of legal obligation prior to signing a tenancy agreement.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations the applicants will be required to provide two forms of identification and proof of the source of income.

COSTS or LEGAL COSTS

Each party will be responsible for their costs in the transaction.

VIEWING

The property is available to view by appointment through R A Jackson and Son.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

- Residential Sales and Lettings
- Commercial Sales and Lettings
- Professional Valuation of Commercial and Residential Property
- Home-buyer Survey and Valuation
- Property Management
- Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk



18 Northumberland Square, North Shields, NE30 1PX

T. 0191 2571253 | E. sales@rajackson.co.uk

www.rajackson.co.uk

