

FOR SALE



Sanderson
Weatherall

OFFICE ACCOMMODATION

Suite 7, Third Floor, Bulman House, Newcastle upon Tyne NE3 1DQ



Key Points

- **Excellent Location**
- **Close Proximity to Gosforth High Street**
- **Asking Price: £150,000**
- **Total Net Internal Area: 205.29 sq m (2,209 sq ft)**
- **6 designated car parking spaces**
- **All prices are deemed exclusive of VAT**
- **Subject to contract**

Location

The property is situated in the affluent suburb of Gosforth within Newcastle upon Tyne, in a perfect commuter location for local businesses with Regent Centre Metro Station situated just 100m away.

The premises benefits from excellent local amenities for staff including Asda, M&S Food Hall, Costa Coffee, Gym Group, Café Nero and Sainsburys all within walking distance of the building. Gosforth High School and the Three Mile Pub are also located in close proximity.

Description

Bulman House is a purpose built mid 20th century office block arranged over ground, first, second and third floors. The original block was constructed in 1969, with a further extension added in 1974. The original building is arranged as two wings either side of a central stairway and amenity block which also houses WC's and a passenger lift. In addition there are communal shower facilities on the ground floor.

The property is of framed construction, with brick facing, beneath a flat, recently recovered roofing system with UPVC double glazed fenestration throughout.





Suite 7 is located on the third floor of the building and provides predominately open plan accommodation with several meeting rooms to the rear. The suite benefits from concrete slab flooring which are carpeted throughout. The property also benefits from suspended ceilings with florescent tube lighting, perimeter trunking, electric wall surmounted radiators, own kitchen facilities and 6 designated car parking spaces.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Areas:

Description	sq m	sq ft
Third Floor	205.29	2,209

Tenure

The property is held on a 999 year long leasehold interest from 1 June 1969 at fixed ground rent of £40 per annum.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable value £18,250

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band D (91). A full copy of the EPC is available upon request.



Asking Price

We have been instructed to seek offers in the region of £150,000 for our client's long leasehold interest, subject to contract.

Services

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

VAT

All rents/prices quoted are deemed exclusive of VAT where chargeable.

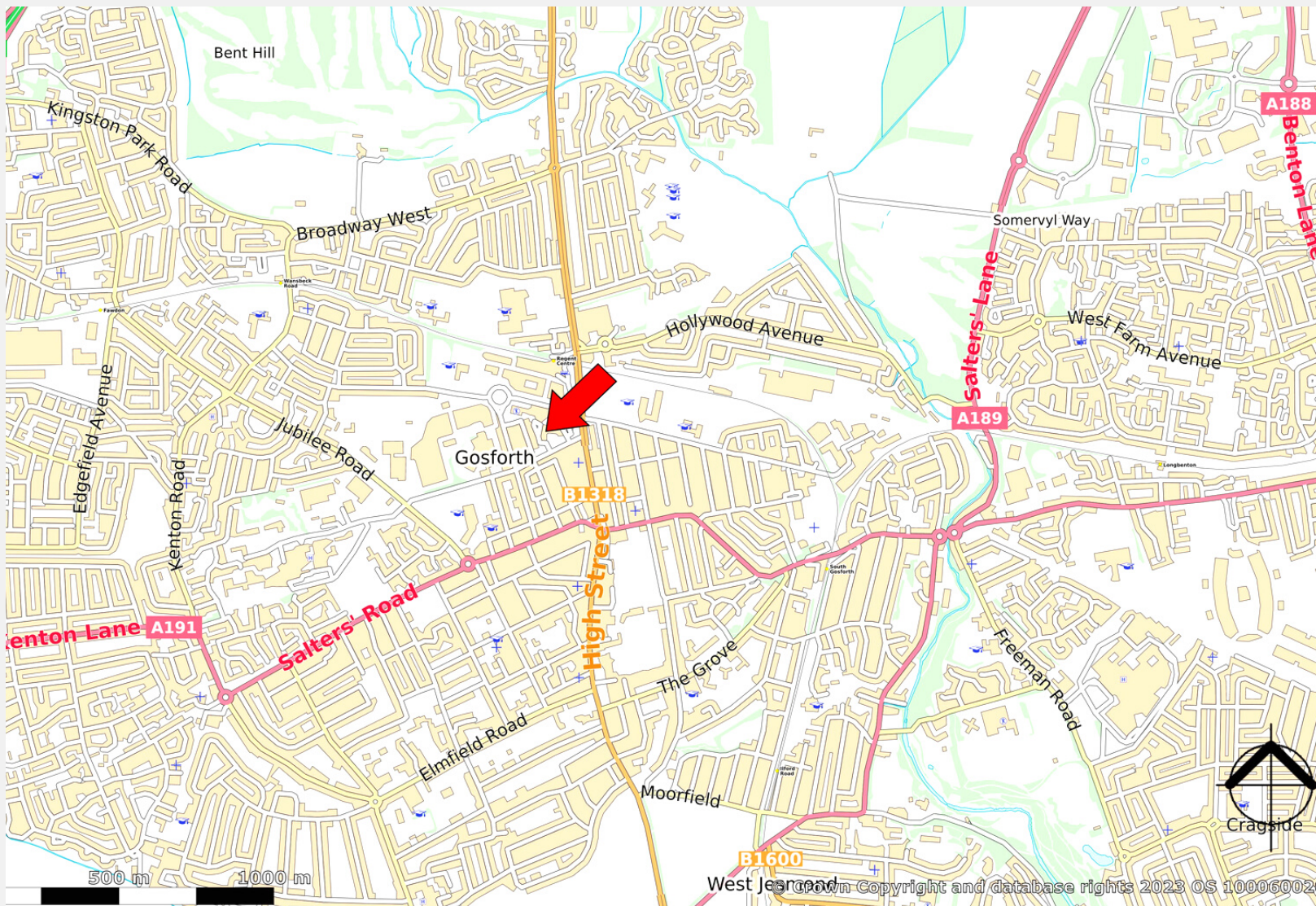
Anti Money Laundering

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.

Legal Costs

Each party to bear their own legal costs incurred in relation to the transaction of the property with any VAT thereon.





Further Information

Strictly by prior appointment with the agents:

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