

FOR SALE /
TO LET

SW

Sanderson
Weatherall

TWO STOREY OFFICE PREMISES (PART LET)

BMC House, Swan Street, Gateshead NE8 1BQ



Key Points

- **Part-Let Unique Long Leasehold Investment Opportunity providing 115 years unexpired**
- **3 Office Suites To Let**
- **Sizes range from 107.3 sq m (1,155 sq ft) to 259.19 sq m (2,790 sq ft)**
- **Suitable for a variety of uses, subject to planning**
- **Total GIA: 804.25 sq m (8,657 sq ft)**
- **All prices are deemed exclusive of VAT**
- **Subject to Contract**

Location

Gateshead is located 1 mile south of Newcastle upon Tyne, 10 miles north west of Sunderland and 13 miles north of Durham. The town of Gateshead is predominantly accessed via the A184, which in turn connects with the A1(M) Western Bypass to the west and the A19 to the east, providing access to both the national and regional road networks.

In terms of location the property benefits from easy vehicular access through Gateshead in turn providing access North and South via the main arterial road infrastructure. The property also benefits from excellent public transport.

Description

Internally the property presents reasonably well throughout, with the ground floor accommodation having been refurbished to a modern standard in the most part, and generally providing open plan accommodation with the benefit of some partitioned offices/meeting rooms, which could easily be removed to open the accommodation further and achieve a more social and interconnected workspace.



The ground floor provides office and community space, with a larger assembly room, as well as a café. Additional office accommodation is available at first floor level.

The property benefits from a mixture of carpeted and vinyl floor coverings throughout, gas fired central heating and kitchen facilities.

There are onsite car parking spaces available located to the front elevation, as well as a spacious private secure car park to the rear, providing an additional 22 spaces.

Accommodation

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

Description	sq m	sq ft
Unit 1 (Let)	143.07	1,540
Unit 2 (Available)	247.12	2,660
Unit 3 (Available)	259.19	2,790
Unit 4 (Available)	107.3	1,155
Unit 5 (Let)	47.57	512
Total	804.25	8,657

Terms

Offers are invited to purchase our clients long leasehold interest.

Rental offers for the vacant office suites are available upon request.

Business Rates

Interested parties should verify the business rates payable via the Valuation Office Agencies online platform.

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band D (99). A full copy of the EPC is available for inspection if required.

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.

Planning

We understand the property may be suitable for a variety of uses, subject to necessary planning consents.

Tenure and Tenancies

Long Leasehold (virtual freehold) approximately 115 years remaining until expiry on 15th October 2138.

The Northumbria Community Rehabilitation Company Limited occupy Units 1 & 5, on FRI lease terms until January 2025 at a rent of £12,056 per annum. There is an additional lease in place in respect of the car park, at a peppercorn rent for 10 years from March 2019. Additional details are available upon request.

VAT

All prices are deemed exclusive 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.

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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