

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Refurbished Offices to Let Close to Newcastle Town Centre**
- **Flexible Terms**
- **Ask an Adviser for further details**
- **Gas Central Heated**
- **EPC band D, Rating 80**
-



29 North Street, Newcastle
Newcastle, ST5 1AZ

Annual Rental Of
£7,500

Description

Flexible Terms: Refurbished Offices to let close to Newcastle Town Centre. Situated on North Street. The property comprises entrance hall, two offices, kitchenette and WC's at ground floor with a further three offices to the first floor. The property has been recently refurbished and is gas central heated and double glazed . Leasing terms by negotiation. Approx 46 sqm/ 495 sqft.

Ground Floor

Entrance Hall

With carpeted floor, built-in cupboard, Power Point, stairs off and PVCu door to rear.

Office 1 10' 0" x 10' 0" (3.06m x 3.05m)

With carpeted floor, Power Point.

Office 2 8' 8" x 10' 4" (2.64m x 3.15m)

With carpeted floor, Power Point

WC 7' 6" x 2' 9" (2.29m x .84m)

White WC and basin. Part tiled walls and vinyl floor.

Kitchenette 3' 9" x 6' 2" (1.14m x 1.89m)

With white base unit granite effect surface with fitted sink over, splash back plasticised sheeting, Power Point, hand dryer.

WC 3' 5" x 6' 3" (1.04m x 1.90m)

White WC and basin. Part tiled walls and vinyl floor. Off kitchenette.

First Floor

Office 3 10' 4" x 10' 2" (3.16m x 3.10m)

With carpeted floor, Power Point, and PVCu sash window

Office 4 10' 2" x 11' 7" (3.10m x 3.52m)

With carpeted floor, Power Point and PVCu sash window to front.

Office 5 8' 1" x 10' 2" (2.47m x 3.09m)

With carpeted floor, electric heater and Power Point.

Outside

Enclosed yard space that is paved.

Office Furniture

All desks and furnishings are included in the rental.

Terms of Leasing

Flexible leasing terms available by negotiation.

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy Performance Certificate

Non-Domestic Building



29 North Street
NEWCASTLE
ST5 1AZ

Certificate Reference Number:
0795-7093-8530-0600-3103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 80

This is how energy efficient the building is.

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 62 |
| Assessment Level: | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 71.78 |
| Primary energy use (kWh/m ² per year): | 411.91 |

Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

100

If typical of the existing stock