

84 Church Street Stoke-on-Trent ST4 1BS

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- Refurbished Offices to Let Close to Newcastle Town Centre
- Flexible Terms

- 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'  $6'' \times 2' 9'' (2.29m \times .84m)$ 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  $3'5'' \times 6'3''$  (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.

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#### **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. Ulike a mortage 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**

HM Government

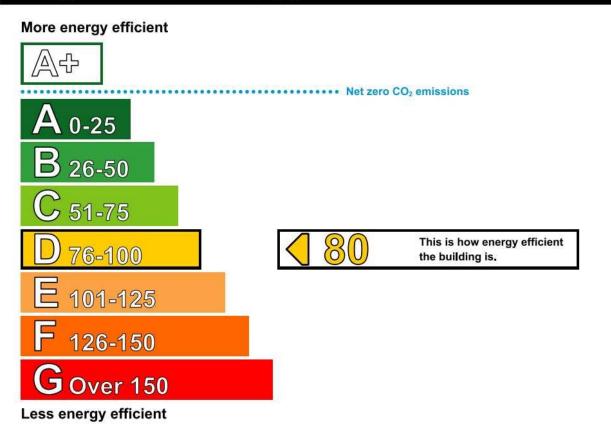
Non-Domestic Building

#### 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**



## **Technical Information**

Main heating fuel:	Natural Gas	
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m <sup>2</sup> ):	62	
Assessment Level:	3	
Building emission rate (kgC	<b>0₂/m² per year):</b> 71.78	
Primary energy use (kWh/m <sup>2</sup>	per year): 411.91	

#### Benchmarks

Buildings similar to this one could have ratings as follows:

If newly built



II newly built

If typical of the existing stock