

FOR SALE/TO LET

OFFICE

PREMISES

Sandy View Buildings, Front St,
Burnopfield, NE16 6PU

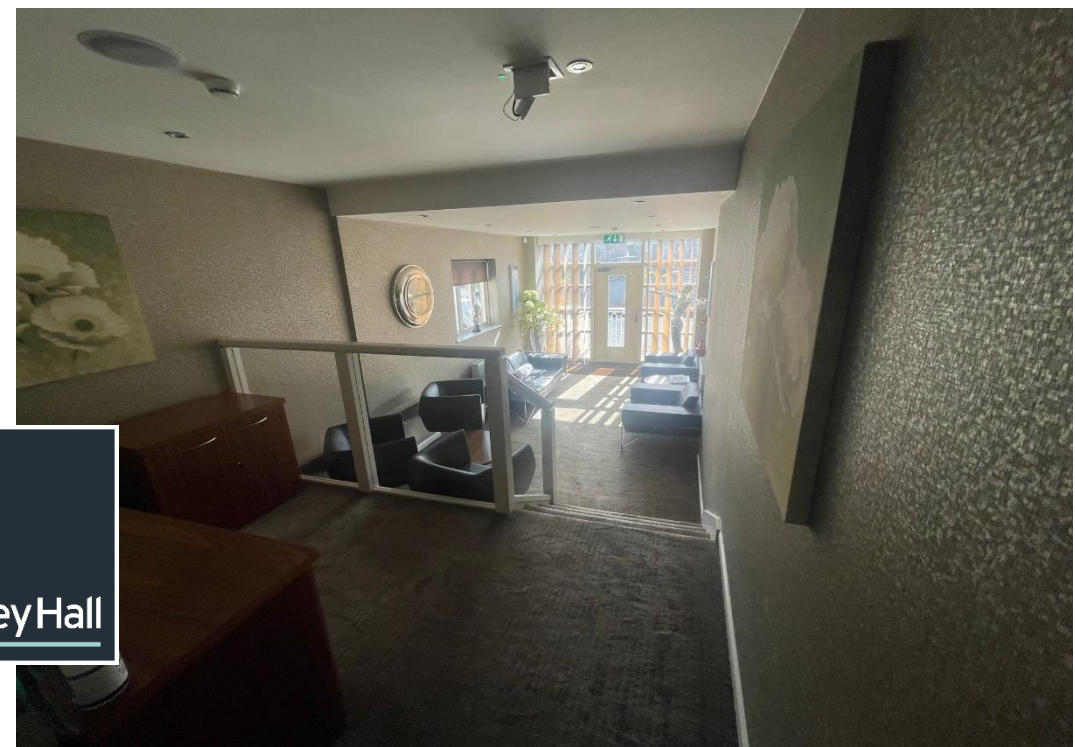
- Office For Sale or To Let
- Office Net Internal Area of 144.54 m² (1,555 ft²)
- 4 x Garages Net Internal Area 48.60 m² (523 ft²)
- EPC Rating To Be Re-Assessed
- 12 Car parking spaces
- Would suit a variety of uses/potential development
- Available Immediately

Freehold £325,000

or

Rent £25,000 per annum

BradleyHall



LOCATION

The property is located on Front Street, which is the main thoroughfare within the affluent village of Burnopfield and is approximately 7 miles from the A1(M). The subject property is on a number of local bus routes, providing access to various regional towns and cities. Burnopfield is approximately 10 miles west of Gateshead, 13 miles south west of Newcastle upon Tyne City Centre and 14 miles north of Durham.

DESCRIPTION

The property comprises a two-storey stone built office building, most recently used as an Education Centre with on-site parking for up to 12 spaces. Internally the property is well maintained and benefits from reception area, office, meeting room and w/c facilities to the ground floor and further cellular office accommodation, kitchen and w/c to the first floor. Other advantages include carpeted floors throughout, central heating, LED lighting, CCTV and full security alarm system.

The property would be suitable for a variety of uses within Use Class E or other use including residential conversion, subject to planning.

ACCOMMODATION

Office NIA	144.54 m ² (1,555 ft ²)
Garages NIA	48.60 m ² (523 ft ²)
Total NIA	193.14 m² (2,078 ft²)

EPC RATING

To be re-assessed.

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £7,300 and the estimated rates payable for the current year is £3,642.70. This is based on the standard uniform business rates multiplier of 49.9p in the pound. The property is eligible for full business rates relief, subject to certain criteria. Interested parties should confirm the current position with the Local Authority.

TERMS

The property is available to let for £25,000 (Twenty Five Thousand pounds) per annum on a new Full Repairing and Insuring lease for a term of years to be agreed.

ASKING PRICE

Our client's Freehold interest is available for sale for £325,000 (Three Hundred and Twenty Five Thousand pounds).

VAT

VAT is not applicable to this purchase.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.



Car parking on site

Located on (B6130)

7 miles from A1(M)

Bus Routes X70/X71
into Newcastle City
Centre approximately
every 30 mins



13 miles from
Newcastle City Centre

10 miles from
Gateshead

14 miles from Durham
City



ANTI-MONEY LAUNDERING REGULATIONS

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

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 614702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.