

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1987



North East Commercial  
Property & Business Agents

## FREEHOLD OFFICES with PARKING

Sandy View Buildings, Front Street,  
Burnopfield NE16 6PU



- Located on the main road running through the village.
- Ground Floor circa 97 sq.m. (1,100 sq.ft.).
- First Floor circa 86 sq.m. (925 sq.ft.).
- Large private car park for up to 10 vehicles.
- 4x garages within the grounds.
- Reception, modular offices plus boardroom.
- FREEHOLD PRICE £295,000.

4 Staithes  
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Gateshead  
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Sales Particulars

## Location

The property is located in the centre of Burnopfield, in a prominent position close to the junction of Front Street and New Street. This village is located 7 miles from Newcastle upon Tyne and 14 miles from Durham with good road access via the A692 and A694. The village is of predominantly residential accommodation and is popular with commuters.

## Description

The property comprises an extensive two storey detached building of traditional stone construction with its own secure car park. The property would be suitable for various uses, including potential retail use or redevelopment.

## Net Internal Areas

### Ground Floor

<b>Reception</b>	300 sq.ft. (28 sq.m.)
<b>Lounge Area</b>	300 sq.ft. (28 sq.m.)
<b>Boardroom</b>	330 sq.ft. (31 sq.m.)
<b>W.C.</b>	

### First Floor

<b>Main Office 1</b>	300 sq.ft. (28 sq.m.)
<b>Office 2</b>	300 sq.ft. (28 sq.m.)
<b>Office 3</b>	300 sq.ft. (28 sq.m.)
<b>Kitchen</b>	
<b>Ladies W.C.</b>	
<b>Gents W.C.</b>	

### External

**Car Park** access by way of an electric gate with parking for up to 9 cars plus a disabled bay. There are also 4 garages within the car park.

## EPC

Rating - tbc

### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



## Services

Gas, Electricity and Water are installed and there is central heating throughout.

## Rates

The premises are assessed as follows:  
Rateable Value £7,300  
Rates free incentives subject to status.

## Tenure

We are informed that the title is a freehold.

## Money Laundering Regulations

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