

TO LET

OFFICES

**12 Regent Terrace
Gateshead
Tyne and Wear
NE8 1LU**

Rod Bennett

Commercial Property Consultants

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- Premises totalling 828 sq.ft. (78 sq.m.)
- Entire first floor in attractive Listed Building
- Excellent location close to Town Centre, Transport Links and Civic Centre
- Parking for two cars

Location

Well situated on this attractive Grade II Listed Terrace fronting on to the A184 and opposite Gateshead Civic Centre the premises are well placed to serve the surrounding areas and benefit from walking distance access to the Town Centre, Bus and Metro Interchange and shopping facilities.

With easy access to the surrounding road network the premises have good access to Newcastle city centre and the A1.



Description

The premises comprise the first floor of an attractive, three storey, mid-terraced building with Grade II Listed Building status.

Door entry access to the building leads to a shared entrance hall and stairs to the first floor. The offices are carpeted throughout, have gas fired central heating and good natural light to most of the offices. There is a kitchen and toilet facilities.

There is car parking for two cars to the forecourt.

Accommodation

First Floor, four offices and kitchen

828 sq.ft. (78.0 sq.m.)

Ladies and gents wc.

Parking for two cars to the forecourt.



Lease Terms

The premises are available on a new tenant full repairing and insuring lease for a term to be agreed at an initial rent of £7,500 per annum exclusive.

Business Rates

Rateable Value £7,100

Business Rates Payable (2015/16) £3,479 pa

Small Business Rates Relief may be available which would reduce the Rates payable to approximately £640 per annum.

The above details should be confirmed by reference to the Local Authority.

EPC Rating: D (80)

Viewing

Strictly by appointment with Rod Bennett Commercial Property Consultants.

February 2016.

THESE PARTICULARS ARE INTENDED AS A GUIDE TO THE PROPERTY AND DO NOT FORM PART OF ANY CONTRACT.