R.A Jackson & son
Est. 1830







2a Salters Road, Newcastle Upon Tyne, NE3 1DJ

£7,500 Per Annum

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- **To Let**
- **Refurbished Office Unit**
- **Prominent Position**
- **Net Internal Area 48.61 sqm (523 sqft)**
- **Rent: £7,500 per annum**

LOCATION

The property is situated in Central Gosforth and occupies a prominent position on the corner of Salters Road and Elsdon Road. High Street is the main road through Gosforth town centre forming of a popular retail, business and leisure destination.

DESCRIPTION

The property comprises a first floor office suite which is accessed directly from Salters Road. The accommodation provides three offices, a kitchen and ladies / gents toilets. The unit has suspended ceilings throughout. Each office has dado trunking installed incorporating data / coms cabling. There are ceiling mounted air conditioning units installed to the offices.

ACCOMMODATION

The Net Internal Area (NIA) is as follows:
48.61 sqm (523 sqft)

SERVICES

We understand that all mains services are connected to the property. There is also a gas fired central heating system serving steel radiators

(All interested parties should satisfy themselves with the local service providers)

PLANNING

We understand that the premises have planning permission for use as an Estate Agents Office as designated under class A2 of the Town and Country (Use Classes) Order 1987 (as amended)

Potential for other uses such as Retail or as a Beauty / Hair Salon subject to change of planning use. Interested parties should contact the Local Planning Authority at Newcastle City Council for further advice.

RATING ASSESSMENT

The property is assessed as Offices and Premises in the 2026 rating list as having a Rateable Value of £4,200.

TERMS

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a minimum of 3 years

RENT

£7,500 Per Annum

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D. A full copy of the report is available upon request.

VAT

All rents, premiums and asking prices quoted herein are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own costs in the transaction.

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.

VIEWINGS

For all enquiries and viewing arrangements please contact R A Jackson & Son LLP.

Tel: 0191 2571253
Email: Sales@rajackson.co.uk

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Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk



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