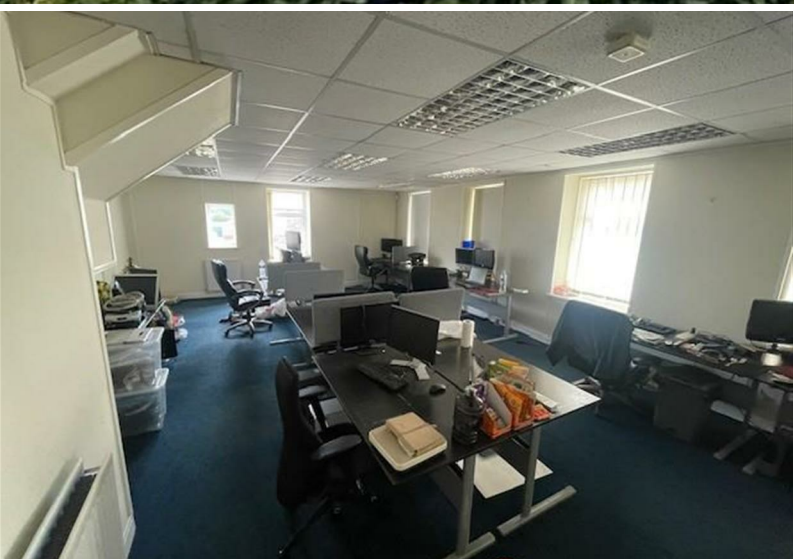




33a Front Street, Seaton Burn, NE13 6EP
£15,000 Per Annum

33a Front Street, Seaton Burn, NE13 6EP

- TO LET
- Office Premises
- Net Internal Area 132sqm (1420sqft)
- Suitable for a variety of uses (STPP)
- Available from December 2025
- Rent £15,000 per annum

LOCATION

The property is located in the Seaton Burn area of Newcastle Upon Tyne which lies approximately 6 miles to the north of Newcastle City Centre.

DESCRIPTION

The property comprises a semi-detached 3 storey stone built building offering office accommodation throughout. There are kitchen and toilet facilities to the ground floor. Externally there is a good level of parking in the immediate vicinity.

ACCOMODATION

The Net Internal Area (NIA) is as follows:
132 sqm (1,420 sqft)

SERVICES

We understand that all mains services are connected to the property. The property also benefits from central heating serving steel radiators.
(All interested parties should satisfy themselves with the local service providers)

RATING LIABILITY

The property has 3 sperate business rate assessments which are presented in the Valuation Office Agency (VOA) website (www.gov.uk/find-business-rates) Interested parties should carry out their own enquiries

TENURE

The property is available by way of a new FRI lease for a minimum lease term of 3 years.

RENT

The property is available at an initial rent of £15,000 per annum

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is 70 (C). A full copy of the report is available upon request.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT at the prevailing rate

MONEY LAUNDERING REGULATIONS

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

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

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

