



Quarryside House Middle Farm Square, NE23 1BA
£1,250 Per Month

Quarryside House Middle Farm Square, NE23 1BA

TO LET - A first floor commercial sale/office suite situated in Cramlington Village at Cramlington town centre in Northumberland. The property is well presented. Last used as a hairdressing salon. Floor area 74.7sqm (804sqft). Available subject to new tenancy terms. The unit is suitable for a variety of uses subject to planning where applicable. Access to this unit is gained via a communal entrance shared with Cramlington Dental Care. Stairs and a lift facility provide access to the first floor unit. Utilities are included subject to the proposed use. Business Rates are the responsibility of the tenant.

LOCATION

The property is located in Cramlington Village, a conservation area, forming part of Cramlington that is now an established 'new town' in south east Northumberland approximately 8 miles north of Newcastle city centre. The location is provided with access to a reasonable level of local services and facilities.

The property is centrally located to the east of Cramlington main town centre containing Manor Walks Shopping Centre and many other retail and recreational businesses.

Access to the subject property is gained via the A171 from the A1, continuing along Dudley Lane and in to Blagdon Terrace thereafter via Middle Farm Square where the property is located, facing south adjacent to Middle Farm Square public car park.

DESCRIPTION

The available unit is a first floor retail/business space contained within an impressive individually designed building in the heart of Cramlington Village. The building is also occupied by a dental practice and a speech and language therapy centre.

The unit was last used as a hairdressing salon. As such, the fit out and arrangement of the accommodation reflects the previous activity. We consider the space to be suitable for a variety of occupiers as offices such as solicitors or accountants. To this end, small office cubicles are present around the periphery of the rented area. Other forms of healthcare may be suitable. Any alternative uses must be agreed with the Landlord and the Local Planning Authority.

ACCOMMODATION

Shared Entrance Lobby, Stairwell and Lift to First Floor Landing:-
Accommodation 74.7sqm (804sqft).

RENT

The rent is £15,000 per annum.

SERVICES

Mains electricity, water and drainage are connected to the property. Utilities are included subject to the proposed use.

RATING LIABILITY

According to the Valuation Office Agency (VOA) the premises currently have a Rateable Value of £9,700. Payment of business rates are the tenants responsibility.

LEASE TERMS

The property is available by way of a new commercial tenancy subject to term of years to be agreed. Proposals to occupy will be considered on an individual basis.

INSURANCE

The landlord will insure the building and recover the premium from the tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

ENERGY PERFORMANCE

An EPC has been commissioned and will be available upon request in due course.

LEGAL COSTS

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

MONEY LAUNDERING

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

VAT

All figures quoted are deemed exclusive of VAT unless otherwise stated

VIEWING

Strictly by appointment by R A Jackson & Son LLP - Please contact us on 0191 257 1253 or sales@rajackson.co.uk

CLIENT MONIES PROTECTION SCHEME

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



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