



## 164 Great North Road, Gosforth, Newcastle upon Tyne NE3 5JP

- Attractive Two Storey Property
- Former Medical Centre
- Suitable for a Variety of Uses
- Alarm System
- Popular Main Road Location
- Floor Area 177.5 sq. m. (1,911 sq. ft.)
- Ample Private Parking
- Desirable Affluent Location
- Regent Centre Metro Interchange close
- New Lease Terms Available

**Rent: £27,500 per annum**

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## Location

The property is located on Great North Road, Gosforth, Newcastle upon Tyne. Gosforth is an affluent and heavily populated area. The main centre is a bustling commercial environment with a range of shops, offices, banks, restaurants, public houses etc. The Regent Centre Metro station and bus interchange are both within close proximity providing excellent communications to the surrounding area.

## Description

An outstanding opportunity to rent this attractive two storey semi detached character property. The property was formerly used by a medical practice, therefore lends itself to a few options. There is ample parking to the front of the property with a private garden to the rear. This is a fantastic opportunity for a multitude of businesses, including health and beauty, dental practice, nursery, but to name a few.

| Area                     | sq. m.        | sq. ft.         |
|--------------------------|---------------|-----------------|
| <b>Ground Floor</b>      |               |                 |
| Reception                | 40.17         | 432.43          |
| W/C                      | 4.86          | 52.35           |
| Store                    | 2.72          | 29.33           |
| Office                   | 8.18          | 88.05           |
| Consulting Room          | 13.19         | 142.06          |
| Office                   | 12.51         | 134.75          |
| W/C                      | 3.54          | 38.18           |
| Consulting Room          | 9.82          | 105.73          |
| Consulting Room          | 11.86         | 127.70          |
| Store                    | 6.41          | 69.03           |
| W/C                      | 1.21          | 13.05           |
| Consulting Room          | 15.03         | 161.80          |
| <b>Total</b>             | <b>129.54</b> | <b>1,394.46</b> |
|                          |               |                 |
| <b>First Floor</b>       |               |                 |
| Office                   | 10.0          | 107.68          |
| Kitchen                  | 5.57          | 60.06           |
| Office                   | 12.0          | 129.23          |
| Office                   | 13.43         | 144.60          |
| Office                   | 6.96          | 74.98           |
| <b>Total</b>             | <b>47.98</b>  | <b>516.55</b>   |
|                          |               |                 |
| <b>Net Internal Area</b> | <b>177.53</b> | <b>1,911.01</b> |

## Tenure

Leasehold

## Rent

£27,500 per annum

New lease terms to be agreed.

In-going Tenant is responsible for the Landlord's Lease fee.

## Rateable Value

The 2024 Rating List entry is Rateable Value £14,250

## Viewing

Strictly by appointment through this office

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I095

Prepared: 12<sup>th</sup> September 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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