



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

149 High Street, Gosforth, Newcastle Upon Tyne,



**Under
Offer**

Price: Offers in the region of **£325,000**

Total Floor Area

1,974 Sq ft / 183 Sq M

Viewing strictly through the sole agent.

Barker Proudlove

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In partnership with:





Location:

Gosforth is a popular suburb of Newcastle with an affluent professional population, approximately 2 miles north of the city centre. It benefits from excellent road links with the High Street/Great North Road linking with the A1M to the north and A167M to the south.

The subject property lies directly on prime pitch of Gosforth High Street in the centre of Gosforth. Opposite is Gosforth Shopping Centre which contains Sainsburys, Costa and WH Smiths.

The mid-terraced two storey building provides a great opportunity to redevelop the upper floor into residential or office use subject to the necessary planning consents. The yard to the rear provides space for up to two vehicles.

Sale Price:

Offers in the region of £325,000

Tenure:

Freehold with vacant possession.

Accommodation:

The premises comprise the following approximate net internal floor areas:

<u>Demise:</u>	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	1,469	136.50
First Floor	505	46.90
<u>Total</u>	<u>1,974</u>	<u>183.40</u>

Business Rates:

The premises currently has a Rateable Value of £26,750. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating is TBC.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date prepared:

August 2022

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction

