



## Refurbished Self-Contained Office Building

862 Sq Ft (80.08 Sq M)

- New decorations and carpets
- Kitchen with fitted Electrolux microwave, hob and fridge
- Double glazed and velux windows
- Central location
- One car parking space

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## TO LET / FOR SALE

Osborne Mews, 10 Back Osborne Terrace,  
Newcastle Upon Tyne, NE2 1NF

### Location

The property is located on 10 Back Osborne Terrace behind Osborne Terrace which leads directly to the A1058 Coast Road/Jesmond Road to the south of Osborne Road. The property is therefore in the heart of Jesmond which is an affluent suburb of Newcastle upon Tyne.

The city centre is only a 10 minute walk away and Osborne Terrace is also opposite Jesmond Metro station and the Central Motorway.

### Description

Osborne Mews is an attractive self-contained office building on ground and first floors linked by an internal spiral staircase. The building has the benefit of the following specification.

- Feature lighting
- New decorations & carpets
- Kitchen with fitted Electrolux microwave, hob & fridge
- Office Boardroom
- Double glazed and velux windows
- Male/Female WC's
- One car parking space

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
First Floor	422	39.15
Ground Floor	379	35.17
Kitchen	33	3.06
Lobby	28	2.57
<b>Total</b>	<b>862</b>	<b>79.95</b>

### Terms

A new lease is available for a term by arrangement at a quoting rent of £15,000 per annum exclusive of VAT, rates and building insurance.

The property is also available to purchase at a price of £175,000 subject to contract. The property is currently elected for VAT but could be de-elected at the end of the year.

### Rent

£15,000 Per Annum exclusive.

### Price

£175,000 for the Freehold.

### EPC

The EPC rating is D79.

### Rateable Value

The Rateable Value of the property is £9,000 giving rates payable of £4,491. The ingoing occupier may however be able to qualify for 100% relief given the RV is under the threshold.

### Legal Costs

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

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## TO LET / FOR SALE

Osborne Mews, 10 Back Osborne Terrace,  
Newcastle Upon Tyne, Tyne And Wear, NE2

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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