

## LEASE FOR SALE

### 23 MAIN STREET PONTELAND NE20 9NH

#### LOCATION

Ponteland is an affluent suburb of Newcastle upon Tyne, which lies approximately one mile from Newcastle Airport.

The unit occupies a prominent position in Ponteland Village and is also situated close to a large Waitrose Supermarket, with retailers in the immediate vicinity being a mix of multiple and local traders to include Café by Design, Geoff Stevens & Sons and The Seven Stars Public House.

#### DESCRIPTION

The property comprises the ground floor within a 3 storey building, with the upper floors given over to office accommodation.

#### ACCOMMODATION

From our measured inspection we understand the property extends to the following areas and dimensions:

Gross Frontage:	33' 4"	(10.15 m)
Net Frontage:	24' 2"	(7.36 m)
NIA:	1,159 ft <sup>2</sup>	(107.67 m <sup>2</sup> )

The property has been measured in accordance with the most recent RICS Code of Measuring Practice.

#### LEASE TERMS

The property is held on the residue of a long lease which is due to expire on the 2<sup>nd</sup> December 2024. The current passing rent is £23,625 per annum and is not subject to any further rent reviews.



#### TERMS

Offers are sought for our client's leasehold interest. Our clients are seeking to dispose of their interest by way of a co-terminous under lease. Alternatively, there may be the opportunity to agree a long term transaction with the Landlord.

#### RATES

The property is entered in the Valuation List as follows:

Description:	Shop
Rateable Value ('23/'24):	£30,750

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned – further details on request.

#### LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing under tenant being responsible for any costs incurred by the Landlord.

#### MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

## VIEWING/FURTHER INFORMATION

Strictly by appointment via the agents:

Whitelaw Baikie Figes

Reid Birkett

Contact: Gavin Anderson

Tel: 0141 221 6161

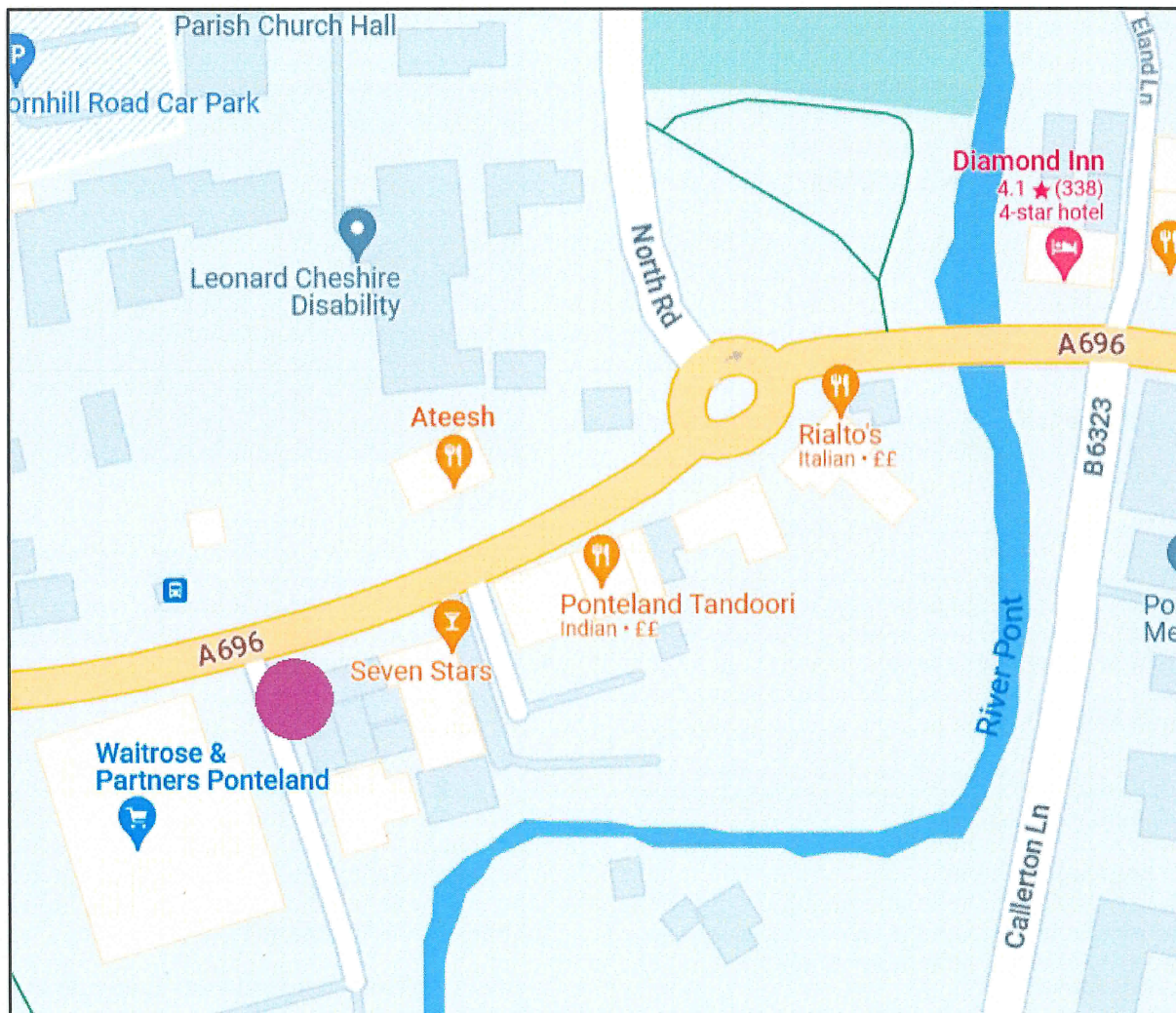
Email: [gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)

Contact: Mike Birkett

Tel: 07947 134117 / 01661 820771

Email: [mike@reidbirkett.co.uk](mailto:mike@reidbirkett.co.uk)

## LOCATION PLAN



Details published 17<sup>th</sup> May 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.