

GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

UPPER FLOOR OFFICE

TO LET



UPPER FLOOR OFFICE TO LET

1ST FLOOR, 42 MERTON ROAD, PONTELAND,
NEWCASTLE UPON TYNE, NE20 9PS

- 1st floor office suite
- Popular location
- Free parking nearby
- Excellent local amenities
- Good internal specification
- Suitable for a number of uses

£10,500 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	80.36m ² / 865ft ²
Availability	Immediate Occupation
Rateable Value	£10,750
Service Charge(s)	Available upon request
EPC Rating	Available upon request

KEY CONTACT(S)

Kristian Sorensen

☎ 0333 920 2220 / 077586 128 092

✉ kristiansorensen@georgefwhite.co.uk

Danielle Clough

☎ 0333 920 2220 / 07590 183 178

✉ danielleclough@georgefwhite.co.uk

LOCATION

The property is situated in the village of Ponteland. Ponteland has excellent transport links with Newcastle International Airport located 1½ miles and the A1 motorway 4 miles to the east via the Woolsington Bypass dual carriageway. Ponteland and neighbouring Darras Hall Estate together form one of the wealthiest commuter areas of Newcastle. Main Street is home to a good range of local amenities including Waitrose, Sainsbury's Supermarkets, high street banks as well as several bars, restaurants and other retail and leisure outlets. The Merton Road shopping precinct provides excellent amenities with a local post office, cafes, hair salons and a gym.

DESCRIPTION

The property comprises a first floor suite, accessed from a communal entrance, which is made up of a number of different rooms with the benefit of its own kitchen and WC facilities. The suite is presented nicely inside with modern carpets and interesting wall paper finishes. The property could be used for a variety of different uses.

ACCOMMODATION

The property includes the following net internal areas:

Name	M²	Ft²
Total	80.36	865

TERMS

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £10,500 per annum. All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
Office and Premises	£10,750

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound. As the rateable value is below £12,000, eligible tenants could receive 100% business rate relief.

ANTI-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 tenant..

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

An energy performance certificate has been commissioned and will be made available as soon as possible.

VAT

All figures are exclusive of VAT where chargeable.

