

**PARKER KNIGHTS**

REAL ESTATE



7 RIVERSIDE STUDIOS, AMETHYST ROAD, NEWCASTLE, NE4 7YL



## ABOUT

### DESCRIPTION

The subject property comprises a two storey end of terrace office within a popular business park. The light and airy floorplates offer open plan and cellular office accommodation with on site WC and kitchen facilities.

Letting to Sadler Brown from 5th April 2023 for a term of 3 years ending on 4th April 2026. There is an opportunity for an early surrender if a buyer would like vacant possession.

## DETAILS

### ACCOMMODATION

Floor	SQ FT
Ground	472.5
First	542.5
Total	1,015

### EPC

Rating: D

### PASSING RENT

£11,000 per annum

### BUSINESS RATES

Rates payable approximately £5.10 psf. Further enquiries should be made to the local council

### ESTATE S.C

Currently paid by the existing tenant

## TERMS

### CAR PARKING

3 spaces

### ASKING PRICE

£155,000 for the 999 year long leasehold interest effective 1998

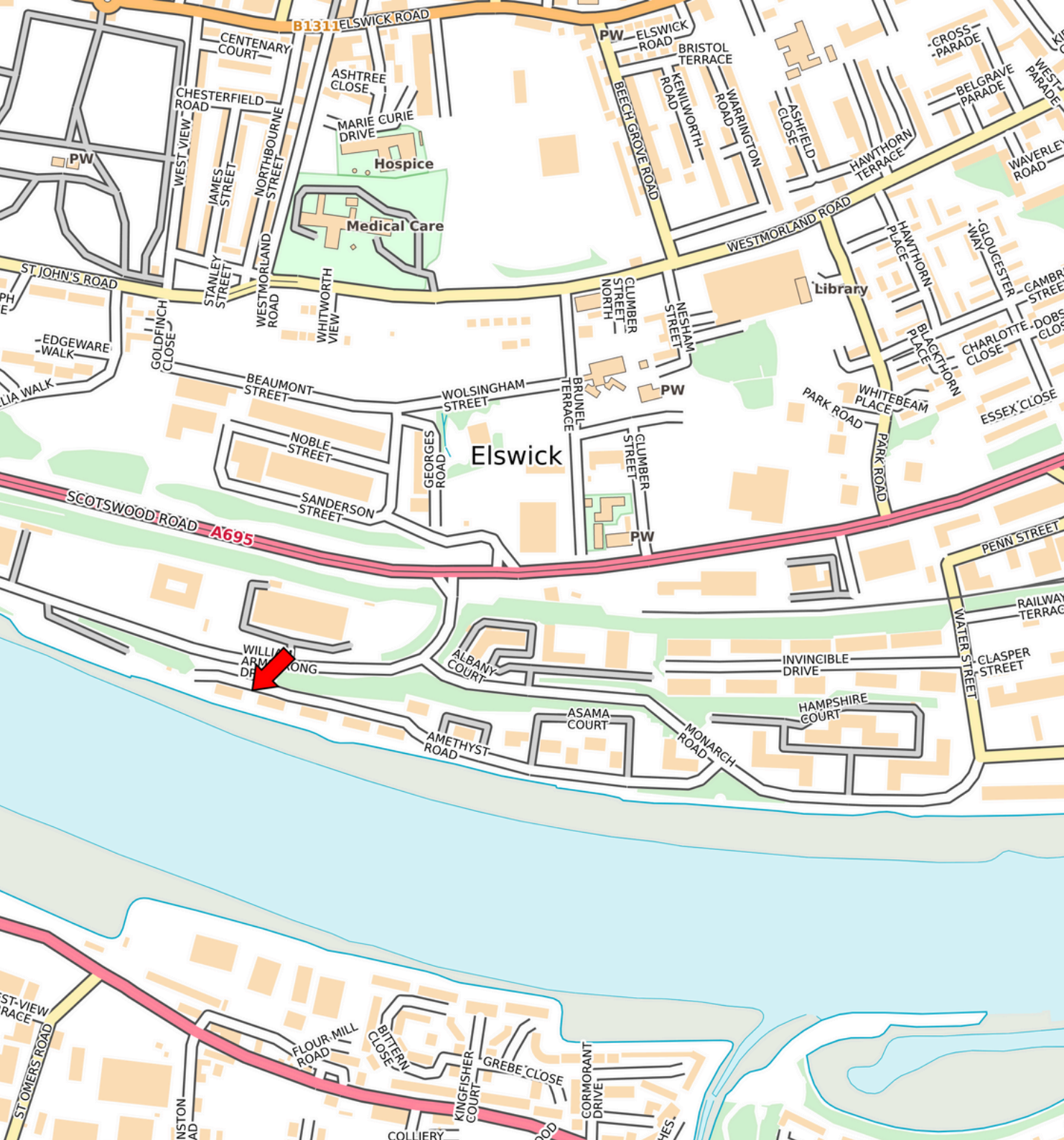
### LEGAL COSTS

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

### VAT

The sale price is exclusive of VAT where chargeable





## LOCATION

Amethyst Road lies at the heart of Newcastle Business Park. A popular riverside business destination home to a number of occupiers who benefit from scenic views and a wide range of amenities and facilities.

Access to the park is granted via Scotswood Road which leads to the A1(M) to the west, and Newcastle city centre is located under 1 mile to the east.

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# CONTACT

## AGENT DETAILS

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