

PARKER KNIGHTS

REAL ESTATE



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



ABOUT

DESCRIPTION

The subject property comprises a two storey end of terrace building within a popular business park.

The ground floor comprises an office with WC and kitchen facilities. We understand the tenants, 'Khan Accountants Ltd' are currently holding over with lease expiry July 2023 and are paying £6,000 per annum. The first floor is currently presented as a residential flat and will be vacant upon sale.

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Floor	SQ FT
Ground	522.5
First	Residential
Total	522.5

EPC

Ground Floor Rating: D

PASSING RENT

£6,000 per annum

BUSINESS RATES

Current rateable value for the ground floor is £2,595. Rates payable approximately £4.97 psf. Further enquiries should be made to the local council

ESTATE S.C.

Currently paid by the existing tenant

TERMS

CAR PARKING

Up to 4 spaces available

ASKING PRICE

£170,000 for the freehold interest

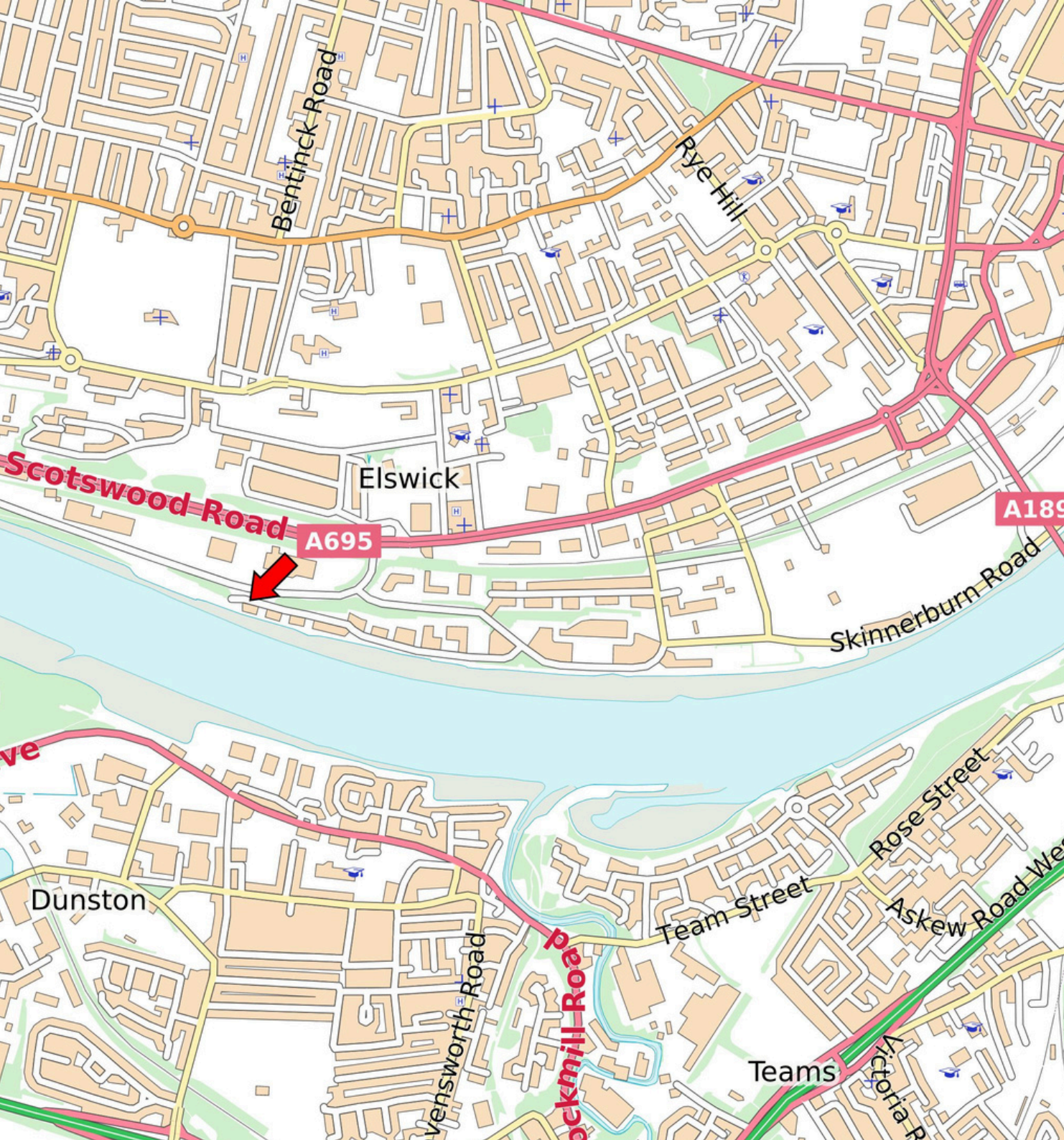
LEGAL COSTS

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

VAT

The sale price is subject to VAT





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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