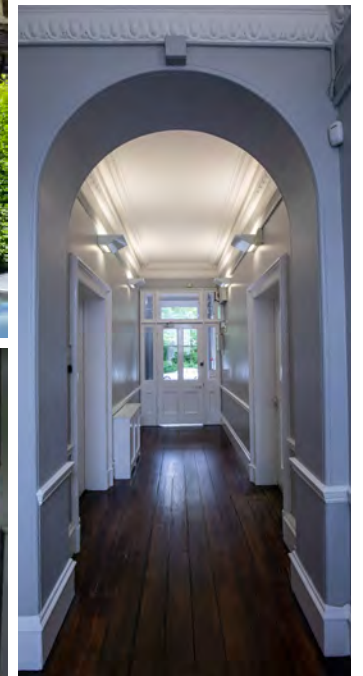
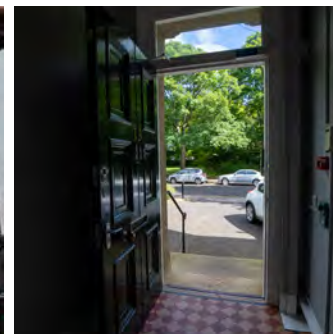
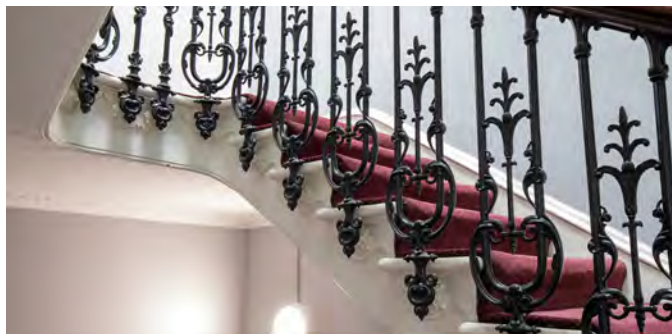
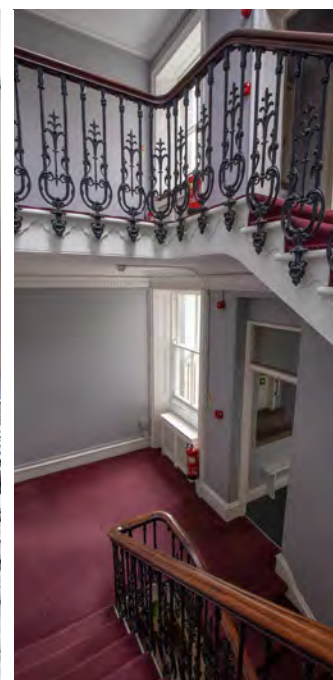
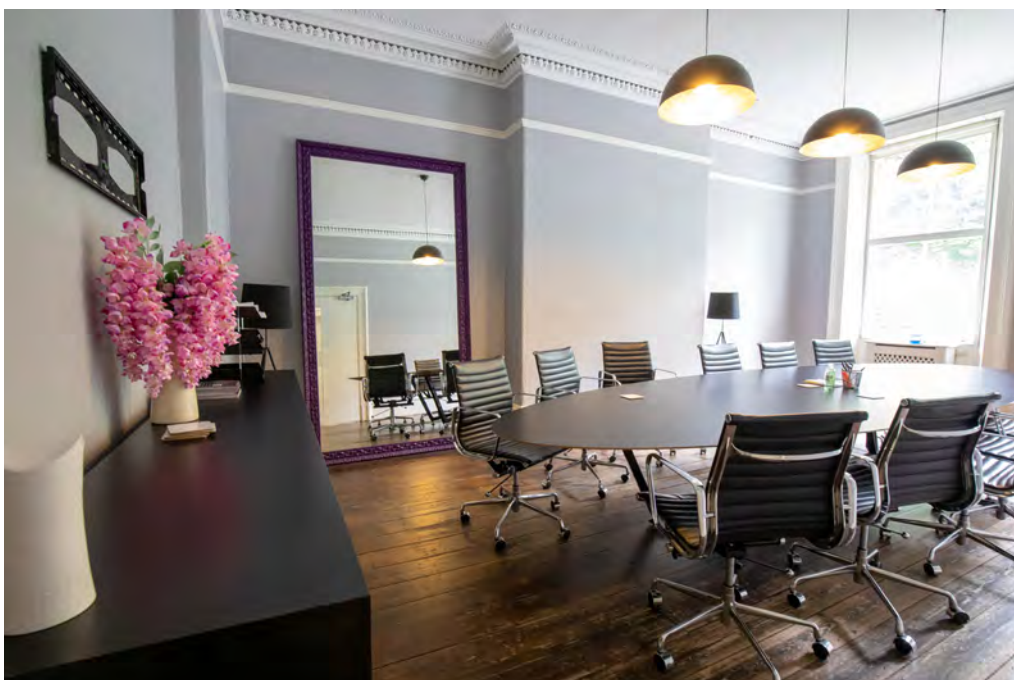
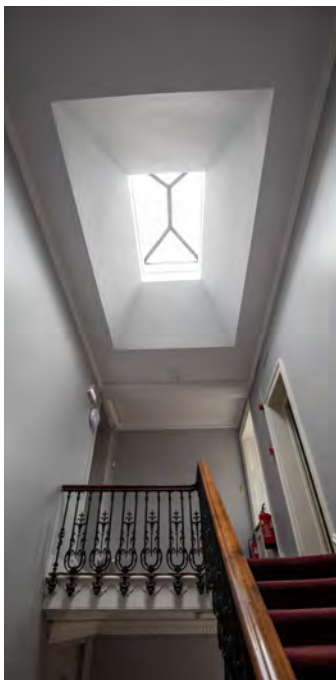


STUNNING EDWARDIAN OFFICE INVESTMENT FOR SALE



13 Windsor Terrace, Jesmond
Newcastle upon Tyne NE2 4HE



INVESTMENT SUMMARY

A freehold, single let office building in an affluent suburb of Newcastle

Total net internal area of 3,309.45 sq ft with circa 10 car parking spaces

The office has historically been multi-occupied with suite sizes from 300 sq ft; a close fit to the occupier market

Total income of £50,000 per annum with 4.5 years to lease expiry

Potential for redevelopment/ conversion angles in the future STP

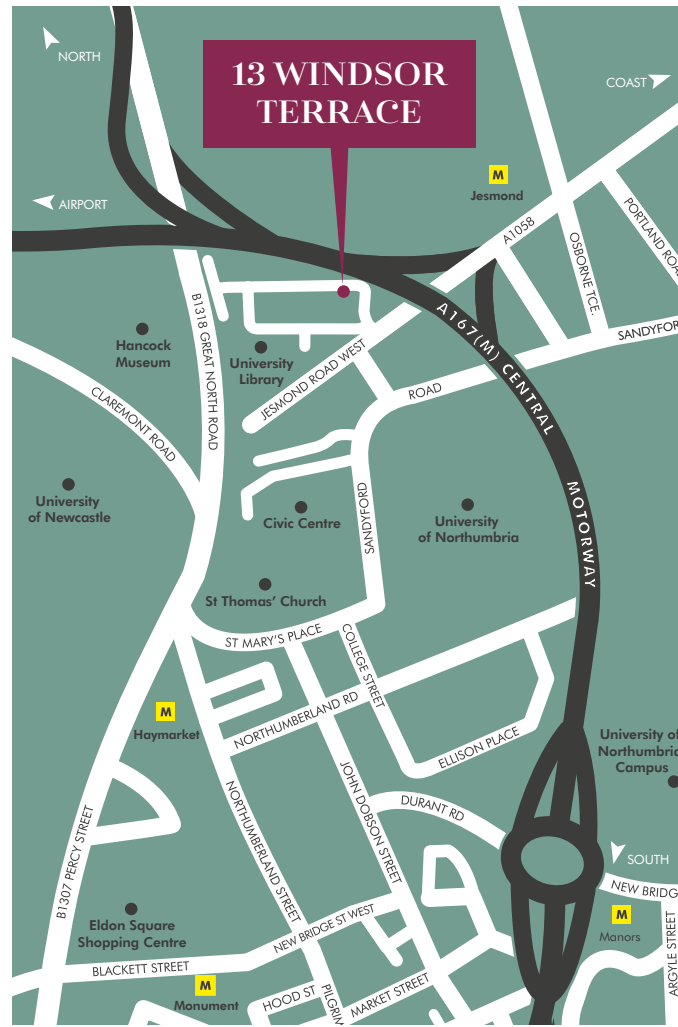
Offers sought in excess of £750,000 (Seven Hundred and Fifty Thousand pounds) equating to a net initial yield of 6.33% after purchaser's costs of 5.4% including stamp duty

LOCATION

The property is located on Windsor Terrace, an attractive office location on the edge of Newcastle City Centre. The location benefits from excellent transport links with Jesmond Metro Station and Haymarket Bus/Metro Interchange located within walking distance. Windsor Terrace lies within close proximity to the A167M which in turn connects to both the A19 and A1(M) respectively.

DESCRIPTION

The subject office accommodation lies within a three storey, mid-terraced building of traditional construction under a pitched slated roof. The contemporary fit out benefits from the following features: Open plan office accommodation, Kitchen and WC facilities, internal bike storage and shower facilities, collaborative outdoor space, architectural LED suspended lighting, dedicated on-site parking spaces, 1GB super super fast connectivity and state of the art telephone system.



ACCOMMODATION

Description	Sq m	Sq ft
Basement Floor	94.59	1,018.00
Ground Floor	68.12	733.26
First Floor	85.09	915.93
Second Floor	59.65	642.08
NIA	307.45	3,309.45

source: www.voa.gov.uk

TENURE

Freehold. Title No: TY525784

TENANT PROFILE

BK Plus Limited
(Company Number 09701168)

COVENANT STRENGTH

BK Plus Limited is a company registered in England and Wales. Registered number: 09701168. Registered office: Azzurri House, Walsall Business Park, Aldridge, Walsall, West Midlands, WS9 0RB. Registered as auditors and regulated for a range of investment business activities in the United Kingdom by the Association of Chartered Certified Accountants. ACCA Firm Number 4987582.



TENANT'S DETAILS

Address	Tenant	Term	Lease Start	Rent pa	Rent Free	Comments
13 Windsor Terrace	BK Plus Limited	5 Years	1st November 2021	£50,000	6 months	FRI Lease. Rent review to MR at 3rd anniversary

ANTI-MONEY LAUNDERING REGULATIONS

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.

VAT

All rents and sums quoted herein are exclusive of VAT. All offers are to be made upon this basis and where silent, offers will be deemed net of VAT.

EPC

An Energy Performance Certificate can be provided upon request.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact sole agents Parker Knights:

MICHAEL DOWNEY

Mobile: 07771 767423

Office: 0191 649 8924

Email: mdowney@parkerknights.co.uk

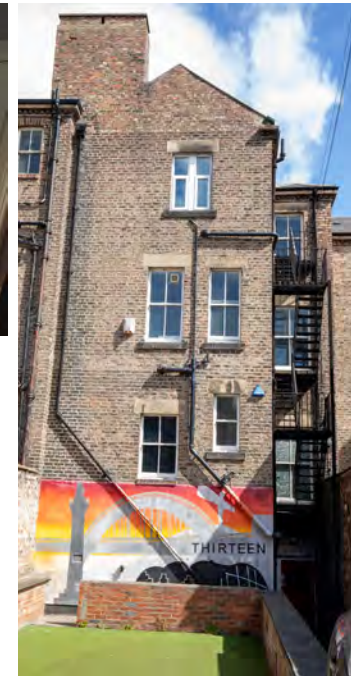
PARKER KNIGHTS

REAL ESTATE

PROPOSAL

We are instructed to seek offers in excess of **£750,000 (Seven Hundred and Fifty Pounds)** plus VAT and subject to contract.

A purchase at this level reflects a net initial yield of **6.33%** after purchaser's costs of **5.4%** in respect of stamp duty, legal and surveyors' costs.



Misrepresentation Act 1967: Messrs Parker Knights Limited for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Parker Knights Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.