

Andrew Lawson
ESTATE AGENTS

Harrogate House, Shieldfield



Rent : £15,000 per annum

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Harrogate House, 27-29 Gosforth Street, Shieldfield, NE2 1XT

An excellent opportunity to lease this centrally located premises which was previously used as a pharmacy. The ground floor accommodation is able to be re-organised to provide a large open area of some 850 square feet whilst the basement is over 650 square feet in area although much of this area has headroom of about 6'0". To the ground floor gas central heating has been installed.

These are premises that, in our opinion, would be most suitable for a variety of uses, subject to the necessary consents. Early vacant possession is available and viewing is thoroughly recommended.

Ground Floor

Front Sales Area

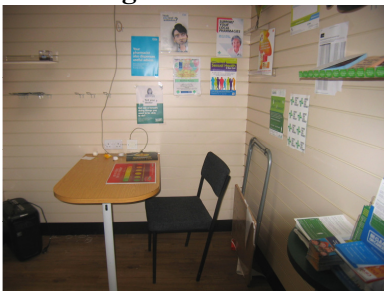
33'0" x 14'0" laminate flooring, suspended ceiling with integrated lighting

Rear of Sales Area



16'0" x 16'0" Main Combi 24 HE wall mounted gas central heating boiler, 3 radiators

Consulting Room



9'0" x 6'3" wash hand basin, radiator

Store Room

9'0" x 4'6" radiator

Washroom/wc

9'0" x 5'0" wash hand basin, wc, radiator, extractor fan

Stairs down to

Basement



22'3" x 6'6" + 6'3" x 3'9" tiled floor, stainless sink unit, fluorescent lighting

Room 1

15'6" x 12'3" (headroom about 6'0")

Room 2

20'6" x 14'0" (headroom about 6'0")

Room 3

10'3" x 5'6" (headroom about 6'0")

Services

Mains gas, water, electricity and drainage are connected

Rent £15,000 per annum

Rateable Value £9,200

Viewing By appointment through
Andrew Lawson Estate Agents

Metrication

Please note that our room sizes are now quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as a guide for those of our applicants who may not yet be fully conversant with metric measurements

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