

TO LET

Rare opportunity to secure 2 highly visible offices with parking Station House 16/18 & 20 Bell Villas, Main Street Ponteland NE20 9BE



LOCATION

The properties are situated in a prominent position within the affluent village of Ponteland with excellent visibility & signage potential to the main road. The buildings are located adjacent to a busy Sainsbury's Foodstore with Fratellis Italian restaurant above with other well-known retail and leisure occupiers including the Diamond Public House & Hotel, YOLO & Jan's Kitchen close by. The location is also popular with a number of professional occupiers including Nicholson Morgan Solicitors, Honour Health, Higgins & Winter Dentists and Rook Matthews Estate Agents.

ACCOMMODATION

The property provides two separate buildings which have been modernised and refurbished to an extremely high standard. 16/18 Bell Villas is accessible from the main street and rear car park and has the benefit of a separate DDA compliant entrance. 20 Bell Villas is accessible directly off the rear car park and has 2 access points. Floor areas are as follows:

Nos. 16/18 (highlighted in green on the plans) are arranged to provide 5 individual offices at ground floor plus a boardroom of 119.5sqm (1286sqft)

In addition there is a reception area, break out area and large kitchen totalling 45sqm (488sqft).

At first floor there are a further 2 large rooms providing 49sqm (532sqft). **The overall total space is 214sqm (2,306sqft)**

Both floors have WC facilities and at ground floor there is a disabled WC and shower room combined.

No 20 (grey on the plans) Provides a reception area and an L shaped office area at ground floor together with a WC facility totalling 50sqm (533sqft)

There is also 1st floor accommodation split to provide 3 individual spaces which total 133sqm (583sqft) plus a small kitchen area.

The overall total space is 104sqm (1,116sqft)

Indicative ground floor layouts are attached overleaf.



PARKING

The building provides 12 car parking spaces to the rear however there may be potential for a further 2/3 vehicles to be parked subject to careful management.

BUSINESS RATES

Both offices are currently entered into the Valuation List as one assessment with a combined RV of £21,000 however work is underway to split the assessment into two. The current Uniform Business Rate is 0.499p in the pound. Interested parties should verify this rating information with the local rating authority directly. On the basis the premises are let separately it is expected that the individual rateable values will reduce considerably.

ENERGY PERFORMANCE

D-89 however this figure is to be re assessed (and likely improved) following the refurbishment and installation of motion sensitive lighting.

SPECIFICATION

The buildings have been comprehensively refurbished with works including a full rewire, a new central heating system with 2 new energy efficient boilers, double glazing throughout plus modern decoration and floor finishes. **No.20** has wall mounted data and telephone points whereas **Nos 16/18** has the benefit of floor boxes throughout the demise linked to a central server room. Both buildings have their own tea points/staff kitchens and WC including a shower room in no 16/18 and are comprehensively alarmed and have 24-hour CCTV systems.

TERMS OF OFFER

Rental offers are invited in the order of **£45,000 per annum for No.16/18 & £20,000 per annum for No.20** The client will give consideration to letting the premises under one lease or individually.

Leases are available for a length of term to be agreed.

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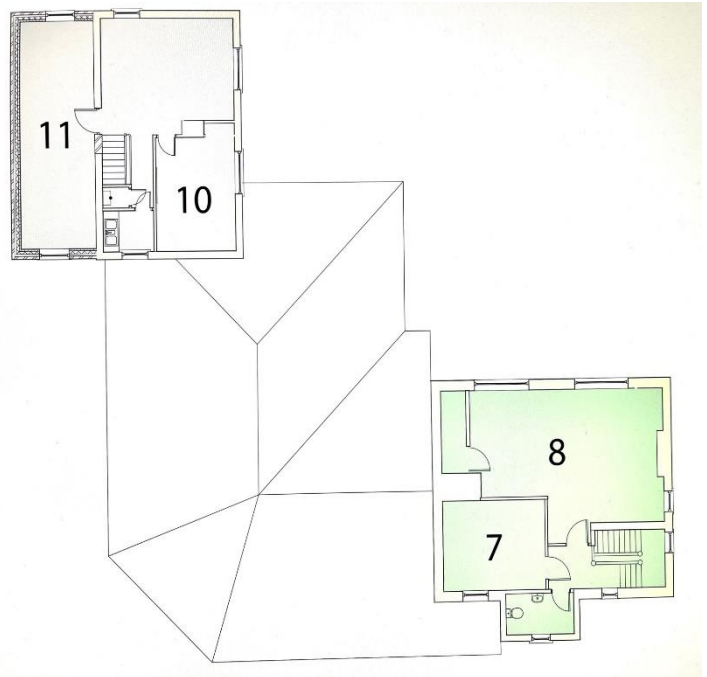
LEGAL COSTS

Each party is to bear their own costs in relation to any leasehold transaction. However the landlord may require a heads of terms deposit of £1000 plus VAT to cover the eventuality that the prospective tenant withdraws from the transaction once heads of terms have been agreed between the parties and a lease has been issued. The deposit will be offset against the first quarters rental upon completion of the transaction.

VAT

All figures within these terms are exclusive of VAT where chargeable.

JANUARY 2023



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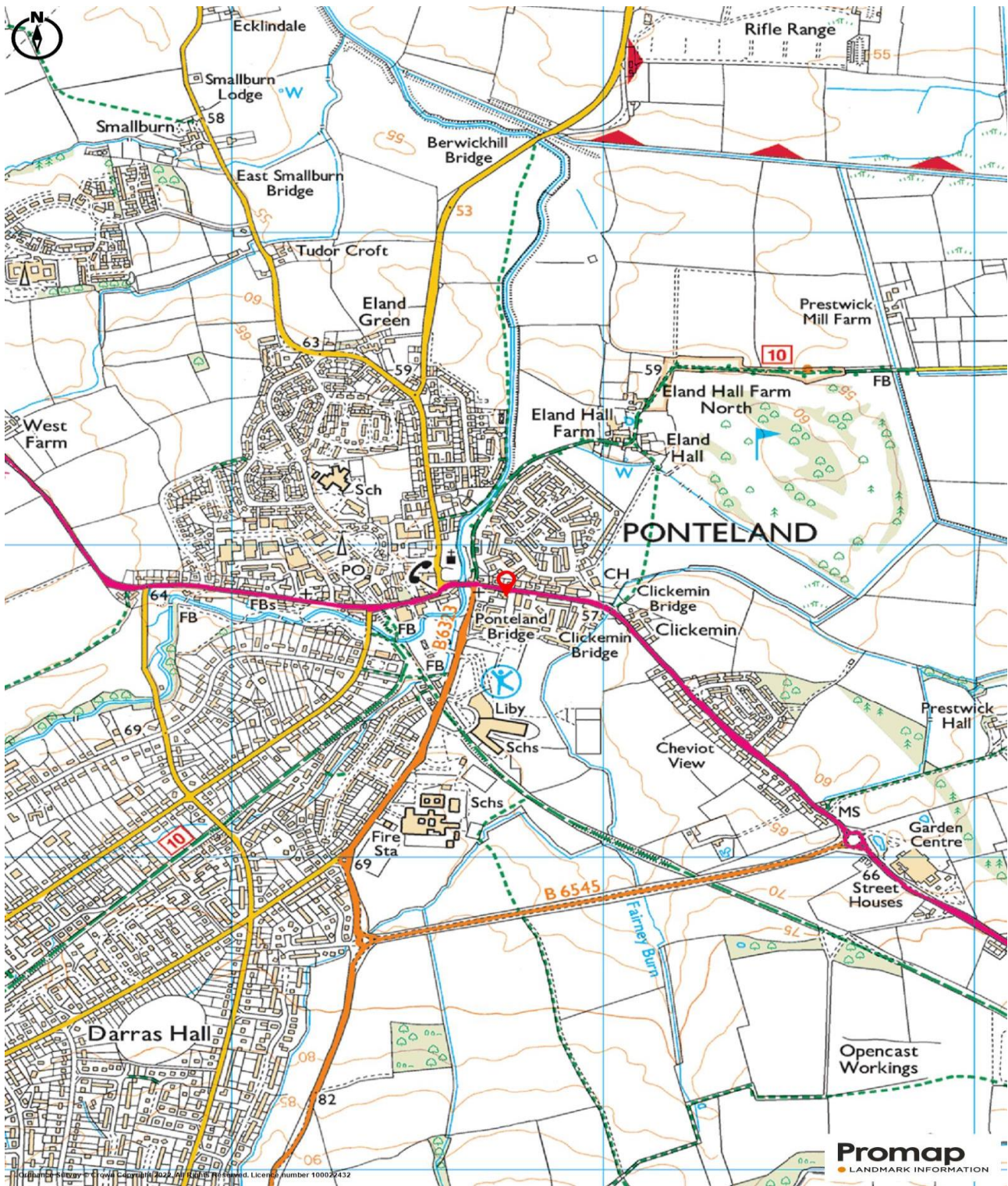
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