



FOR SALE INVESTMENT PREMISES

BEBE HOUSE, TEAM VALLEY TRADING ESTATE, GATESHEAD NE11 0PZ



**Sanderson
Weatherall**



Summary

- Prominent Location
- Freehold Interest
- FRI Lease to Willmott Dixon Construction Limited
- Offers in the Region of £2.1M
- Subject to Contract

Description

The property comprises a two storey detached office with ample car parking. Reception and core are located at the front elevation with large floorplates to the ground and first floor. The office space benefits from a mix of open plan and cellular accommodation.

The main office building is of brick construction. It is surmounted by a dual pitched timber frame roof with tile covering, supported by a steel frame. Timber framed windows are fitted throughout the office sections. An integrated, single storey industrial warehouse unit is located at the rear of the main office block.

Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
Ground Floor Office	607.40	6,538
Industrial	225.20	2,424
Mezzanine	35.40	381
First Floor	582.87	6,274
Total	1,450.87	15,617

Location

Team Valley Trading Estate is recognised as the north east's principle commercial business park and is home to over 700 businesses on an area of industrial, office and retail accommodation exceeding 6.5 million sq ft.

Bebe House lies on Dukesway which is situated to the west of the estate, close to Team Valley Retail World. The area benefits from a strong level of amenities, facilities and transport links.

Asking Price & Tenure

Offers are invited in the region of £2.1M.

We understand the property is owned Freehold.

Tenancy

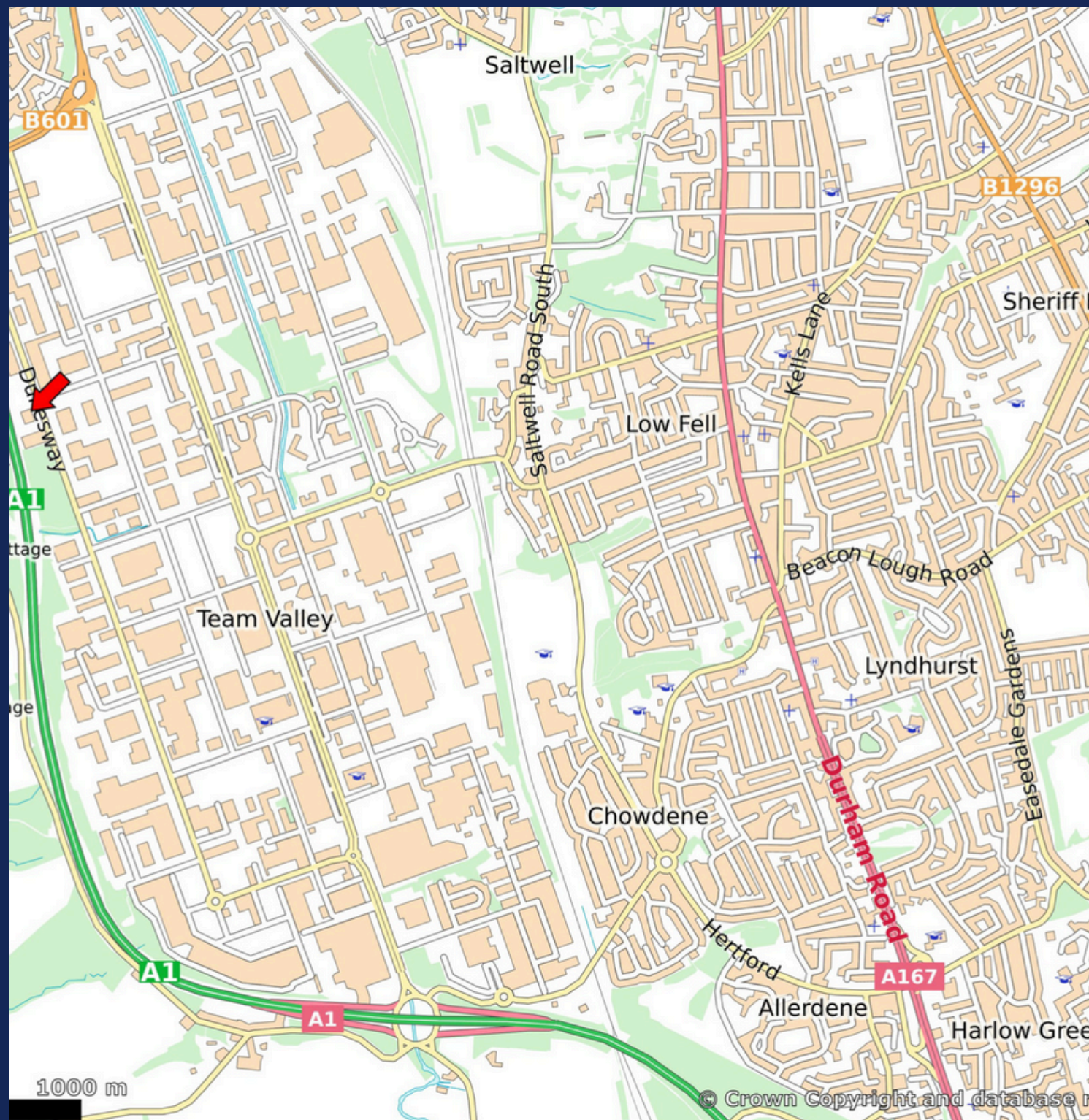
The property is let on a 10 year lease to Willmott Dixon Construction Limited at a stepped rent expiring on 28 February 2035. Rent details as below:

01/03/2025 - 28/02/2027: £143,000 per annum
01/03/2027 - 28/02/2030: £156,000 per annum
01/03/2030 - 28/02/2033: £162,140 per annum
01/03/2033 - 28/02/2035: £168,730 per annum

Energy Performance Certificate

The Energy Performance Asset Rating is Band C (53). A full copy of the EPC can be obtained via the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)





Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value £98,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Gateshead Council).

Services

We understand that all mains services are connected to the property, however, interested parties are advised to contact the necessary authorities for confirmation of the above.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

It is our understanding that the property is elected for VAT and it is therefore anticipated that any sale will be treated as a Transfer of Going Concern (TOGC).

Legal Costs

Each party will be expected to bear their own legal costs incurred in any transaction.



Contact

For further information or to arrange a viewing please contact the sole agents:

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