



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 £1.7M
- 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 £1.7M.

We understand the property is owned Freehold.

Tenancy

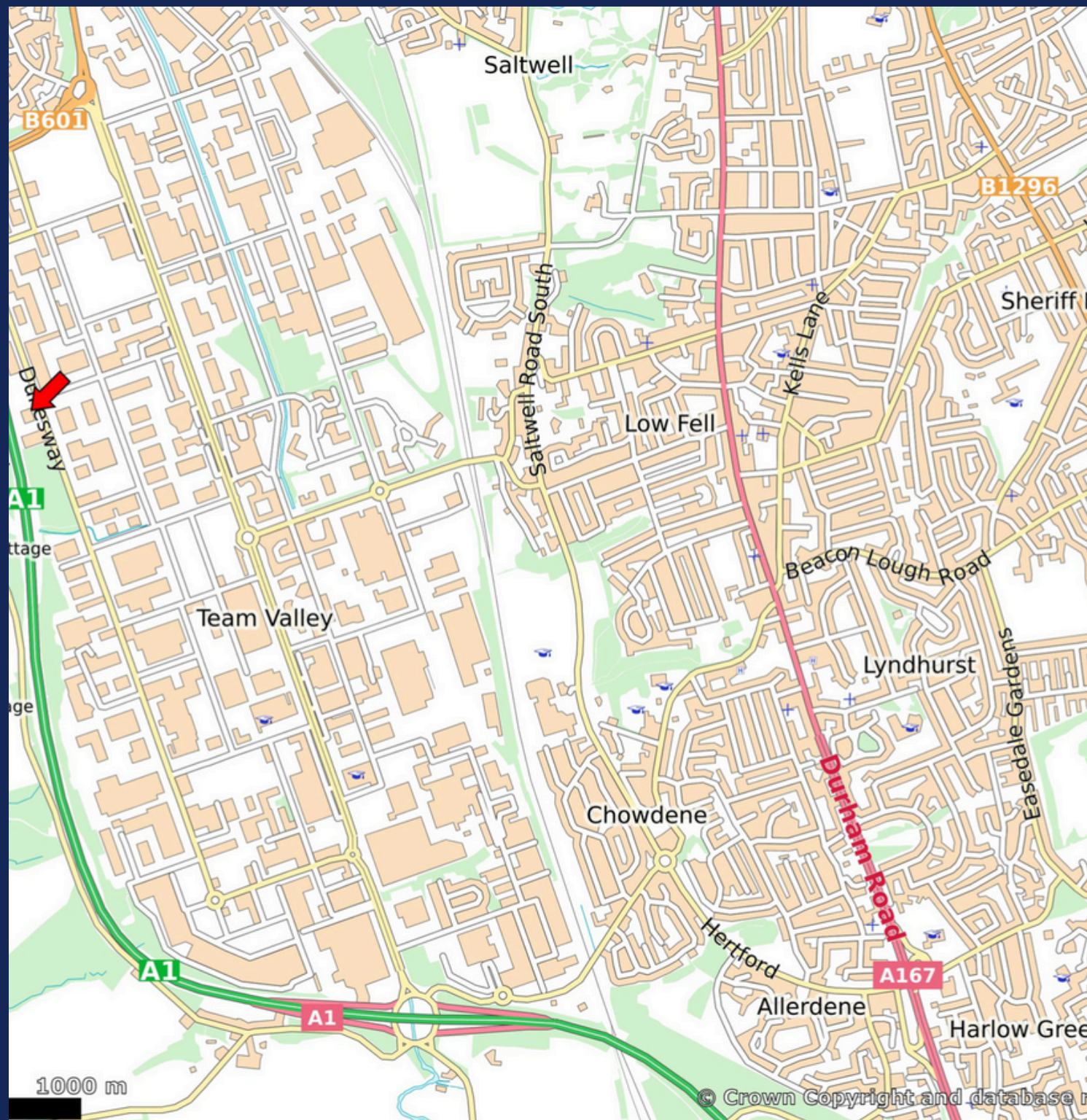
The property is let on a 10 year lease to Willmott Dixon Construction Limited at a stepped rent expiring on 28 February 2035. Rent details as below:

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:

Kevin McGorie



07901 710 671



kevin.mcgorie@sw.co.uk

Mark Convery



07525 872 141



mark.convery@sw.co.uk



**Sanderson
Weatherall**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP 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 take or give and neither Messrs Sanderson Weatherall LLP 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. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL