



## For Sale

### *Long Leasehold Interest*

## Office Premises

Former Connexions Office  
The Galleries  
Washington  
NE38 7SD

- Modern Town Centre Offices
- Net Internal Area **1601 ft<sup>2</sup> (148.73 m<sup>2</sup>)**
- Well-presented throughout
- Gas centrally heated
- Disabled platform lift
- Adjacent to The Galleries Shopping Centre

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

## Location

The property is located at The Galleries Shopping Centre within Washington Town Centre adjacent to The Galleries Health Centre, City of Sunderland Customer Services Centre and The Library building. The premises benefit from good links to the A1(M) and A194. Approximately 3000 car parking spaces are located on site nearby.

## Description

The premises comprise vacant office suite accessed via a walkway with disabled access via a platform ramp and comprises a number of offices and meeting rooms which are very well presented, and gas centrally heated throughout.

## Accommodation

The property briefly comprises as follows:-

	ft <sup>2</sup>	m <sup>2</sup>
Offices (Net Internal Area)	1601	148.73

## Tenure

The property is available for sale on a long leasehold basis subject to service charge provisions Offers are invited in the region of **£95,000 (ninety-five thousand pounds)** for the benefit of our clients long leasehold interest which will be for a term of 125 years.

## Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

## Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

## VAT

Figures quoted exclude VAT where chargeable.

## Rateable Value

To be confirmed/re-assessed.

## Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

## Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order. **The property is to be sold as seen and the asking price reflects current condition.**

## Ref

C4247

## EPC

Energy Rating 122/E



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