

51 Main Street  
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## 51a Main Street Newcastle BT33 0AD

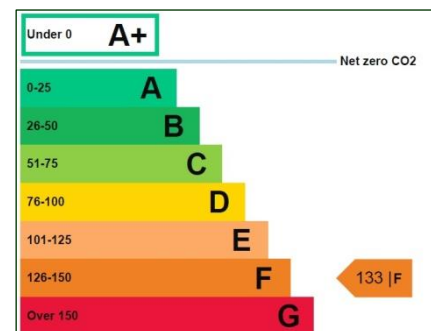


### *First Floor Office To Let*

Located on a prime area of Main Street this first floor office comprises of four rooms with two overlooking Main Street, with a total floor area of approximately 600 sq ft.



- Rent: £5800 per annum plus Rates
- Rent payable quarterly or monthly in advance
- NAV: £3700 (£2147.98 - 2024)
- First Floor Office



## THE PROPERTY COMPRISES:

**Office (1):** 13' 9" x 13' 1" (4.19m x 3.98m)

**Office (2):** 17' 4" x 13' 1" (5.28m x 3.98m)

**Office (3):** 7' 9" x 13' 0" (2.36m x 3.96m)

**Office (4):** 9' 0" x 10' 8" (2.74m x 3.25m)

**Cloakroom with W.C**

**Viewings:** By appointment with the agents.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements in these particulars. The vendor does not make or give, and neither James Wilson & Son, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to this property. No appliances or equipment have been tested. Purchasers should satisfy themselves with regard to such items.