

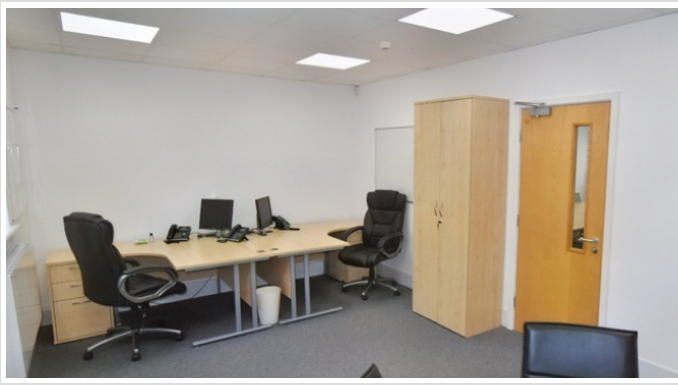
**99Home Ltd.**

99Home Ltd,  
Sutton Business Centre,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
:info@99home.co.uk

Office In Apex Business Village , Annitsford, Cramlington, NE23 7BF £190,000



Ref: 15849



## SHORT DESCRIPTION

Property Ref: 15849 A well-presented commercial investment property offering secure income and future flexibility. The building has been professionally converted into two separate office units, both occupied under a single lease agreement. The current tenant pays £1,250 per calendar month, with 26 months remaining until a 5-year break clause in a 10-year lease. The property benefits from Small Business Rates Relief, making it highly attractive to small businesses and investors alike. Located in a popular area of Cramlington, the property offers excellent transport links and proximity to local services. Investment Potential Secure income for over 2 years Potential to renegotiate lease or re-let at market rates post-break Ideal for investors seeking strong yield approx. 7.89% or owner-occupiers looking for flexible space Property Type: Office Full selling price: £190000.00 Pricing Options: Fixed Price Tenure: Freehold EPC rating: C Measurement: 1402 sq.ft. Outside Space: Communal Garden Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: tenanted -----

0

Bed Room(s)

2

Bath Room(s)

5

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

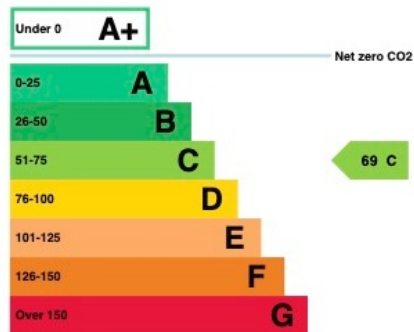
|                  |                                    |
|------------------|------------------------------------|
| Property type    | B1 Offices and Workshop businesses |
| Total floor area | 150 square metres                  |

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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