

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1904



North East Commercial  
Property & Business Agents

## RETAIL UNIT TO LET

13a Clayton Road, Jesmond,  
Newcastle upon Tyne NE2 4RP



Sales Particulars

- Ground Floor circa 310 sq.ft. (29 sq.m.).
- Located within an extremely sought-after parade.
- Excellent internal fit and finish.
- Suitable for a variety of retail uses.
- New lease available.
- RENT £13,000 PER ANNUM.

4 Staithes  
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## Location

The shop is located on Clayton Road which runs off Osborne Road towards Great North Road. Jesmond is possibly the most sought-after residential suburb of Newcastle and approximately 1 mile North East of the City centre. There is an excellent local infrastructure with good schools, public transport links and amenities.

This unit forms part of a thriving and popular parade on the south side of Jesmond within a predominantly residential area. The parade is home to a selection of high quality, mostly independent, operators that include clothing boutiques, coffee shops and beauty salons.

The location of the premises means that there are very high levels of both captive and passing trade and there is free, short stay, car parking in front of the parade. The unit would be suitable for a variety of retail uses, subject to any consents.

## Premises

Comprises a ground floor retail unit forming part of a larger two storey terraced parade. The unit is in excellent order throughout and is currently operating as a gents clothing outlet.

The accommodation is laid out as follows;

### Ground Floor

**Retail Shop**                      circa 310 sq.ft. (29 sq.m.)  
**W.C.**

## Services

Mains electricity, water and sewerage services are connected to the property.

## EPC

Rating B.

### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



## Business Rates

Rateable Value            £11,500 (from 2023)  
Rates free subject to individual status.

## Tenure

The premises are available on a new lease at a commencing rent of £13,000 per annum. Full details on application.

## Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## Joint Agent

McGillivrays 0191 261 25 25