

Retail / Office To Let

REF: NE1734

555 Shields Road, Walkergate, Newcastle upon Tyne NE6 4QL



- Retail / Office 37m² (400 ft²).
- Forming part of a garage site.
- Suitable for a variety of uses.
- Highly visible location.
- Electric roller shutters.
- RENT £175 PER WEEK.



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

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The premises form part of a busy garage and car wash site located on the main road running through from Byker to Wallsend.

The location is prominent with excellent road access and the immediate area is a mix of residential and retail property. The unit has designated car parking to the front and would be suitable for a variety of uses, subject to landlords consent.

There are very high levels of potential captive and passing trade and other nearby occupiers include a Convenience Store, Hair Salon and a Hot Food Takeaway.

Description

A former solicitor's and estate agency office with gas central heating installed and electric roller shutters to all sides.

Accommodation

Ground Floor
Retail / Office 37 m² 400 ft²
Kitchen
W.C.

Lease Terms

A new full repairing and insuring lease is available at a rental of £175 per week. Full terms to be agreed.



Legal Costs

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

Business Rates

Rateable Value £tbc
Rates free incentives subject to status.

EPC

Rating - TBC.

Money Laundering Regulations

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



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