

Retail Unit / Office To Let

REF: NE1947

Unit 2, 40 Warton Terrace, Heaton, Newcastle upon Tyne NE6 5LS



- Ground Floor circa 430 sq.ft. (40 sq.m.)
- Fully refurbished throughout.
- Suitable for a variety of uses.
- Just off Chillingham Road.
- Communal kitchen and toilet facilities.
- RENT £10,000 per annum.



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

0191 487 8566
www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property is located at the junction of Rothbury Terrace with Chillingham Road and close to the main shopping area serving the popular and thriving suburb of Heaton. The premises would be available for a variety of uses subject to landlord's consent.

Chillingham Road is the main route through Heaton and nearby occupiers include Sainsbury's Local, Tesco Extra, Subway, Domino and a wide range of independent retailers.

Description

Comprises a self-contained unit occupying the ground floor of a larger two storey property. The ground floor is for commercial use and the upper floors are residential.

Accommodation;

Retail / Office Unit 430 sq.ft. (40 sq.m)

Kitchen

Ladies Toilet

Gents Toilet

Terms

Available on a new fully repairing and insuring lease with full terms to be agreed. The initial rent will be £10,000 per annum. The rent will include the cleaning of the communal areas.

Legal Costs

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



VAT

All figures exclude VAT where applicable.

Business Rates

The premises are assessed as follows:

Rateable Value £ tbc

Rates free incentives subject to status.

EPC

Rating B.

Viewing

Strictly by appointment with this office.

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 source of income.



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