

REF: NE1970

Retail Shop To Let

225 Chillingham Road, Heaton, Newcastle upon Tyne NE6 5LJ



- Ground floor circa 730 sq.ft. (68 sq.m.)
- Small rear yard with access into lane.
- Suitable for a variety of uses.
- Busy position close to Sainsbury's.
- High passing and captive trade.
- RENT £20,000 per annum plus VAT.



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 within the main shopping area serving the popular and thriving suburb of Heaton which is approximately 2 miles due east of Newcastle City centre. There is a good mix of residents within Heaton including students, young couples and families.

Chillingham Road is an extremely busy main road and bus route with occupiers that include Tesco Metro, Sainsbury's Local, Subway, Domino Pizza and a wide range of independent retailers.

Description

The shop is currently operating as a clothing and accessories but would be suitable for a variety of uses, subject to landlord's consent.

The premises comprise a self-contained ground floor unit forming part of a larger two storey terrace. Accommodation;

Retail Shop 430 sq.ft. (40 sq.m.)
Back Shop 300 sq.ft. (30 sq.m.)
2x W.C's
Rear Yard with access to rear lane

Terms

Available on a new fully repairing and insuring lease with full terms to be agreed. The initial rent will be £20,000 per annum plus VAT.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in preparing the lease.

EPC

Rating - C



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VAT

The property is elected for VAT.

Business Rates

We are verbally informed that the premises are assessed as follows:

Rateable Value £9,700

Rates free incentives available subject to status.

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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