

Warehouse with Food Prep Facility

REF: NE1892

11 Noble Street Industrial Estate, Newcastle upon Tyne NE4 7PD



- Warehouse with food prep equipment.
- NIA 1,950 sq.ft. (180 m²).
- 3 phase electricity installed.
- Designated parking for 4 vehicles.
- PASSING RENT £15,000 per annum.
- PRICE FOR EQUIPMENT £5,000



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 unit forms part of Noble Street Industrial Estate which is located just off Scotswood Road (A695) which links central Newcastle to the A1 Western Bypass. Access to the estate is managed by designated traffic lights.

The industrial estate is home to a mix of occupiers and at the entrance to the estate is the main Audi franchise for Newcastle.

Description

The warehouse comprises a single storey unit forming part of a larger terrace. Access to the main warehouse is via an up and over roller shutter and there is also a personnel door to the side.

The main warehouse space is open plan and there are 2 toilets within.

Ground Floor

Storage Area (NIA) 1,950 sq.ft. (180 sq.m.)
2x WC's

External

Parking 4 designated spaces

Lease Terms

The premises are held on a lease for a term of 10 years from 2017. The current rent is £15,000 per annum with no further reviews.

Legal Costs

Each party will be responsible for their own legal costs in the assignment of the lease.



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Business Rates

The premises are assessed as follows:

Rateable Value £12,750

Rates incentives subject to status.

Fixtures

There is food prep equipment installed and an inventory will be provided.

Services

Gas, water and phase 3 electricity installed.

EPC

Rating - C

Money Laundering Regulations

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

