

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

REF; NE1942



North East Commercial
Property & Business Agents

VACANT RETAIL UNIT

60 Downend Road, Westerhope,
Newcastle upon Tyne NE5 5NH



- Extends to 900 sq.ft. (84 sq.ft.).
- Previously trading as a Fish & Chip shop.
- Suitable for a variety of uses.
- Busy parade with broad range of tenants.
- External on street parking.
- New lease available.
- **ASKING RENT £15,000 per annum.**

0191 487 8566

www.northeastcommercial.co.uk

Location:

This business opportunity is located within a busy parade of shops in the heart of Hillheads Estate, just off Hillheads Road in Westerhope. Other tenants include a vets, convenience store and sandwich bar.

Westerhope is a popular suburb of Newcastle on the western outskirts of the City centre comprising a broad mix of residential housing. The area benefits from good road links via the A69 and A1 (Western Bypass).

Description:

The premises were last used as a Fish and Chip shop and are currently configured to provide a waiting and service area to the front with a rear shop and prep to the rear.

The unit would suit for a variety of uses and this is a busy parade with a good quality range of tenants that includes a vet, convenience store and butcher plus a range of other independents. The parade lies within a good quality private residential estate and there would be a certain amount of potential captive trade, depending on the intended use.

Premises:

Comprising the ground floor of a terraced 2 storey unit forming part of a larger parade.

Ground Floor

Front Shop	625 sq.ft.(58 sq.m.)
Rear Prep / Store	280 sq.ft.(26 sq.m.)
W.C.	

External **Parking**

for 1 vehicle.

Services

Electricity and water are installed to the site.

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



Rates

The premises are assessed as follows:

Rateable Value £8,400 (from April 2023)

Rates free subject to individual status.

Tenure

The premises are offered on a new effective FRI lease at a commencing rent of £15,000 per annum. Full terms and conditions to be agreed. The ingoing tenant is responsible for the landlord's legal fees for the preparation of the new lease.

EPC

Rating - C

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.