

First Floor Showroom / Office Suite

REF: NE2047

Upper Floor, 20 - 22 Byker Bridge, Newcastle upon Tyne NE6 1PE



- Self - contained first floor space.
- Highly visible location.
- Floor area circa 155m² (1,650 ft²).
- Free external street parking.
- Good public transport links.
- 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.

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www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The suite is located at the eastern end of Byker Bridge close to the main roundabout at the end of Shields Road. This is an extremely busy location which fronts onto the A193 and is the main road heading east of Newcastle City centre towards Byker and Walker.

The location is approximately 1.5 miles from Newcastle City Centre and there are numerous bus services into town from this area plus a Metro station at Byker.

Description

This opportunity comprises the upper floor of a larger three storey building. Access is off the street via a staircase leading up to the first floor space. Formally a furniture warehouse, there are two large interconnecting rooms which would be suitable for a variety of uses.

Accommodation

Ground Floor

Lobby

First Floor

Showroom

155 sq.m. (1,650 sq.ft.).

W.C.

Terms

A new IRI lease is available for a term of years to be agreed. The asking rent is £10,000 per annum.

Legal Costs

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



Services

We understand that mains electricity and water are connected to the property. The front door is secured by a roller shutter.

VAT

We are verbally informed VAT is not applicable.

Business Rates

The premises are assessed as follows:
Rateable Value £5,000
Rates free incentives subject to status.

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.



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