

### FORMER VETS / OFFICE SUITE

Lower Ground Floor, 19a Shibdon Road, Blaydon NE21 5AE

REF: NE2068



- Located adjacent to main shopping centre.
- Floor Area circa 93 sq.m. (1,000 sq.ft.).
- Large private car park.
- Previously occupied by a vets.
- Suitable for a variety of uses.
- RENT £12,000 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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## Location

The premises comprise the lower ground floor of a two storey property located on Shibdon Road, close to the junction with Shibdon Bank. This is an extremely busy thoroughfare with high levels of pedestrian, bus and vehicle traffic.

The upper floor is occupied by a long-established hair salon and other nearby tenants include McDonalds, Domino Pizza and Morrisons.

## Description

The premises comprise a lower ground floor which was previously occupied by a vets. The layout is configured to provide a waiting and reception area together with additional rooms and offices.

The unit could be suitable for other uses, subject to landlord's consent and any planning.

## Accommodation

### Lower Ground Floor

<b>Reception</b>	29 sq.m. (310 sq.ft.)
<b>Office 1</b>	17 sq.m. (185 sq.ft.)
<b>Office 2</b>	12 sq.m. (130 sq.ft.)
<b>Office 3</b>	9 sq.m. (100 sq.ft.)
<b>Office 4</b>	18 sq.m. (200 sq.ft.)
<b>Stores</b>	6 sq.m. (58 sq.ft.)
<b>Large Lobby</b>	
<b>Kitchen</b>	
<b>W.C.</b>	

### External

#### Private Secure Parking

Gated access from Shibdon Road.

### Services

Gas central heating is installed and there are roller shutters to the doors and windows.



## Business Rates

The premises are assessed as follows:

Description	Rateable Value
Offices	£3,550

Rates free incentives subject to status.

## Terms

The premises are available on a new FRI lease for a term of years to be agreed. The asking rent is £12,000 per annum plus a service charge when required. Full terms and conditions to be agreed.

## Legal Costs

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

## EPC

Rating E.

## 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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