

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2084



North East Commercial
Property & Business Agents

RETAIL UNIT / FORMER SANDWICH BAR

34 Howden Lane,
Wallsend NE28 0AL



Sales Particulars

- Front Shop circa 250 sq.ft. (23 sq.m.).
- Rear shop circa 124 sq.ft. (12 sq.m.).
- Formerly operated as a sandwich bar.
- Located adjacent to Howden Metro station.
- Free on street parking.
- Suitable for a variety of uses.
- RENT £5,200 per annum (£100 per week).

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Location

The shop is located on Howden Road which runs off Tynemouth Road towards Willington Quay.

The premises are adjacent to Howden Road Metro station, on a busy link road and in a predominantly residential area. The Metro station can provide high levels of potential passing trade and captive trade can be generated from the nearby housing.

The premises had operated as a sandwich bar for a number of years and is currently configured and partly fitted out for that use.

However, the premises would be suitable for other uses, subject to any required consents.

Premises

Comprises a ground floor unit forming part of a semi-detached property.

The unit benefits from road frontage onto Howden Lane and there is ample free street parking on the street. There is a forecourt area which is included in the lease.

The accommodation is laid out as follows;

| | |
|-------------------------------|-----------------------------|
| Ground Floor | |
| <u>Retail / Office</u> | circa 250 sq.ft. (23 sq.m.) |
| <u>Kitchen</u> | circa 124 sq.ft. (12 sq.m.) |
| <u>W.C.</u> | |

Services

Electricity, water and sewerage services. Electric shutters are installed to the front of the unit.

EPC

Rating - D.

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

Rateable Value £4,150
 Rates free incentives subject to status.

Tenure

The premises are available by way of a new lease at a rent of £5,200 per annum. Full terms to be agreed.

Legal Costs

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

Money Laundering Regulations

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