

Retail Unit / Office To Let

REF: NE2118

8 Benton Road, Newcastle upon Tyne, NE7 7DR



- Ground floor retail / office premises.
- Extends to circa 568 sq.ft. (52.8 sq.m.)
- Suitable for a variety of uses.
- Busy location in suburban area.
- Available by way of an assignment.
- RENT £9,160 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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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This unit forms part of a busy parade located at the junction of the A1058 Coast Road with Benton Road approximately 2 miles east of the City centre. The immediate area is a mixture of shops and flats with high levels of potential captive trade in the surrounding housing estates.

The parade is adjacent to a busy roundabout that links Benton Road, Chillingham Road and the A1058 Coast Road. There are extremely high volumes of passing traffic which is often stop start during rush hours.

Description

Comprising of a well-presented ground floor unit which was fully refurbished in 2017. The unit was rewired, fitted with LED lighting, electric heaters, new flooring and had been painted throughout. New kitchen and toilet facilities were installed together with u-pvc double glazed windows and doors. The unit was a gift shop and Cambridge Diet centre but would be suitable for a variety of uses, subject to the landlord's consent.

Accommodation

The property has the following net internal areas:

Ground Floor

Front retail area	26.3 sq.m. (283 sq.ft.)
Rear area 1	12.2 sq.m. (131 sq.ft.)
Rear area 2	7.8 sq.m. (84 sq.ft.)
Kitchen	5.8 sq.m. (62 sq.ft.)
W.C.	

External

Shared rear access.

Terms

The property is available on the remainder of a 7 year lease from March 2022 at a rent of £9,160 per annum, payable monthly in advance.



VAT

All figures quoted exclude VAT if applicable.

Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the assignment.

Business Rates

We are verbally informed that the premises are assessed as follows:

Description	Rateable Value
Shop & Premises	£6,400

Rates free incentives subject to status.

EPC

Rating D.

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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