BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

REF: NE2256

North East Commercial
Property & Business Agents

RETAIL / OFFICE / FOOD UNIT TO LET

265 Jesmond Road, Jesmond,
Newcastle upon Tyne NE2 1LB



- **Front shop circa 495 sq.ft. (46 sq.m.).**
- **Located within a busy shopping area.**
- **Operating as a protein cafe.**
- **Currently circa 16 internal covers.**
- **Suitable for a variety of uses.**
- **PREMIUM OFFERS OVER £5,000.**
- **RENT £16,500 per annum.**

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North East Commercial
Property & Business Agents

RICS



Location

The shop is located at the east end of Jesmond Road, close to the junction with Osborne Avenue. This small shopping area is accesses directly off the A1058 Coast Road which gives excellent access throughout the region.

Jesmond is located approximately 1 mile north east of the City centre and is arguably the most sought-after residential suburb of Newcastle. There is an excellent local infrastructure with good schools, public transport links and amenities.

This unit forms part of a popular shopping area on the south-east side of Jesmond within what is a predominantly residential area. The parade is home to a selection of high quality, mostly independent operators that include a beauty salon, a delicatessen and some retail food outlets.

The location generates high levels of both captive and passing trade and there is free, short stay, car parking in front of the parade and on the side streets. The unit would be suitable for a variety of retail uses, subject to any consents.

Premises

Comprises a ground floor retail unit forming part of a busy parade. The space is in excellent order and currently operates as a protein cafe.

The accommodation comprises:

Ground Floor

Retail Shop	circa 495 sq.ft. (46 sq.m.)
Galley Prep	
W.C.	

Services

Mains electricity, water and sewerage services are connected to the property.

Business Rates

Rateable Value £15,500
Incentives subject to status.

EPC

Rating C.

Tenure

The premises are held on a 10 year IRI lease from December 2024 with tenant only break clauses at the 5th and 7th anniversaries. Current rent £16,500 per annum and there is a rent review at the 7th anniversary. A 3 month rent bond is required.

Legal Costs

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

Money Laundering Regulations

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

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

The Property Ombudsman

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