

# STORAGE FACILITY



North East Commercial  
Property & Business Agents

## Former Car Park To Let

REF: NE2155

Rear of Northumberland Hussar PH, Rokeby Terrace,  
Heaton, Newcastle upon Tyne NE6 5SY



- Site circa 0.08 Acres (0.22 Ha).
- Fenced and gated compound.
- Suitable for a variety of uses.
- Excellent access from A1058.
- Designated entrance.
- RENT £200 plus VAT per week.



#### 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 site is located off Sackville Road and Rokeby Terrace, just off Chillingham Road and close to the main roundabout connecting the A1058 Coast Road with the City Centre and A19.

The immediate area comprises a mixture of residential accommodation including flats and houses and there is also a new Doctors surgery adjacent. Chillingham Road is also a busy retail strip and nearby occupiers include Tesco, Subway and Domino Pizza.

The site could be suitable for a number of storage uses, subject to landlord's consent.

## Description

The site was previously incorporated by the adjacent Northumberland Hussar public house as a car park but was sold off by the previous owner. The area is fenced with a secure entrance gate into what is a levelled, flat tarmac area.

## Accommodation

The site has the following Gross External Areas;

### Ground Floor

#### External

**Yard / Parking** Area 0.08 acres (0.22Ha)

## Services

Electricity and water are installed to the site.

## Tenure

A new lease is available at a rent of £200 per week (£10,400 plus VAT per annum) with full terms to be agreed.



## Business Rates

The premises are assessed as follows:

Rateable Value £ tbc

Rates free incentives likely to be available.

## EPC

Rating – not applicable.

## Legal Costs

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

## 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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