

Retail / Office Unit To Let

REF: NE2233

95 Benfield Road, Newcastle upon Tyne NE6 5XA



- Former News / Deli / Convenience Store.
- Extends to circa 600 sq.ft. (56 sq.m.)
- Suitable for a variety of uses.
- High levels of passing traffic.
- Free on-street parking nearby.
- RENT £10,400 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 parade that includes 2 long established hot food takeaway operators. Located at the junction of the A1058 Coast Road with Benfield Road, approximately 3 miles east of Newcastle City centre, the immediate area is a mixture of residential, industrial and retail accommodation with high levels of potential trade.

The parade is adjacent to a very busy traffic junction and there are extremely high volumes of passing traffic, which is often stop start during rush hours. There is free on-street parking within 25 yards of the subject property.

Description

An end terraced shop unit forming part of a larger block that includes food and residential assets. The unit has a new shopfront and remote electric roller shutters.

Internally the shop is laid out to provide a sales area to the front with a couple of separate rooms and W.C. towards the rear. The premises would be suitable for a variety of uses, subject to any planning or landlord's consent.

Accommodation

The property has a GIA of circa:

Ground Floor

Front Shop 35 sq.m. (375 sq.ft.)

Rear Shop 21 sq.m. (225 sq.ft.)

W.C.

External

Forecourt parking.

EPC

Rating C.



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Terms

The premises is available on a new FRI lease at a rent of £10,400 per annum. Terms to be agreed and a rent bond will be required.

Services

Electricity and water is installed.

Legal Costs

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

Business Rates

The premises are assessed as follows:

Rateable Value £6,200

Rates free incentives available

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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