

Takeaway/Retail Unit To Let

12 Meadowfield Retail Parade, North Seaton, Ashington, NE63 9TR

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Takeaway/Retail Unit to let
- Total size of 74.7m² (804ft²)
- Within a popular retail parade
- EPC Rating C69
- Benefits from hot food licensing
- Car parking facilities

Rent of £15,000 per annum

LOCATION

The subject property is situated within Meadowfield Shopping Parade in North Seaton, Ashington. Meadowfield Shopping Parade is situated within a popular mixed-use location, surrounded by local housing estates, local schools and businesses including Spar, Bellissimo Pizza & Grill, V-Gormans Fish and Chips and North Seaton Estate Post Office.

The property is easily accessible by road and public transport with bus stops located next to the shopping parade and the A189 is approximately 0.5 miles away which provides access to the north of the region and the south via the A19 and Ashington town centre is 2.3 miles away.

DESCRIPTION

The property comprises a brick construction mid-terrace retail unit situated within a popular retail parade. The unit benefits from a large glass frontage. Internally, the property benefits from strip lighting throughout, wood panelled walls and tiled vinyl flooring. The property benefits from WC facilities, and ancillary storage space in the property. There is a steel bolted door giving access to a secure rear yard suitable for loading and bin storage.

The property benefits from a Hot Food Takeaway Licence.

ACCOMMODATION

Total 74.7m² 804ft²

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop and premises	£16,500	£8,233.50

We are advised that the rateable value of the premises as at 1 April 2017 is £8,233.50 and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

C69

**TERMS**

The property is available by way of a new lease with terms to be agreed at £15,000 (Fifteen Thousand Pounds) per annum.

A service charge is payable with information available upon request.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

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

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located outside the shopping parade



6.5 miles from Morpeth Train Station



0.5 miles from A189
2 miles from A197



18.5 miles from Newcastle International Airport

