

To Let



27 Fawdon Park

Newcastle upon Tyne, NE3 2PE

 **naylors**

To Let

Retail/Office Unit

720 Sq Ft (66.89 Sq M)

- Located on Fawdon Park shopping parade
- Private ground floor unit
- New lease available
- Rear property access
- Secure shutter front



Location

The property is located in Fawdon Park, a predominantly residential area in Newcastle upon Tyne, and benefits from excellent connectivity due to its close proximity to Fawdon Metro Station. This provides convenient access for both staff and customers via public transport. The immediate vicinity includes a mix of residential housing and local commercial occupiers such as Costcutter, Coral betting shop, and various independent food outlets, including a Chinese takeaway and an Indian restaurant.

Description

This ground floor unit offers a compact open-plan layout, ideal for a range of small business or service-oriented uses. Internally, the space comprises:

- Open plan floor area
- Small kitchenette
- WC Facilities
- A separate room, suitable for use as an office, treatment room, or meeting space

The unit retains interior finishes are patched carpeting and other decorative elements. The premises present an excellent opportunity for a tenant seeking a flexible, affordable space in a well-connected suburban location.

Accommodation

The property has been measured and comprises of the following area:

Total	720 sq ft	(66.89 sq m)
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Terms

The property is available by way of a new FRI lease.

Rent

£9,000 per annum.

Service Charge

Available upon application.

Building Insurance

Available upon application.

EPC

To be reassessed.

Rateable Value

According to the VOA, the property has a rateable value of £3,500. The premises therefore are below the government threshold meaning that some tenants should qualify for 100% relief.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

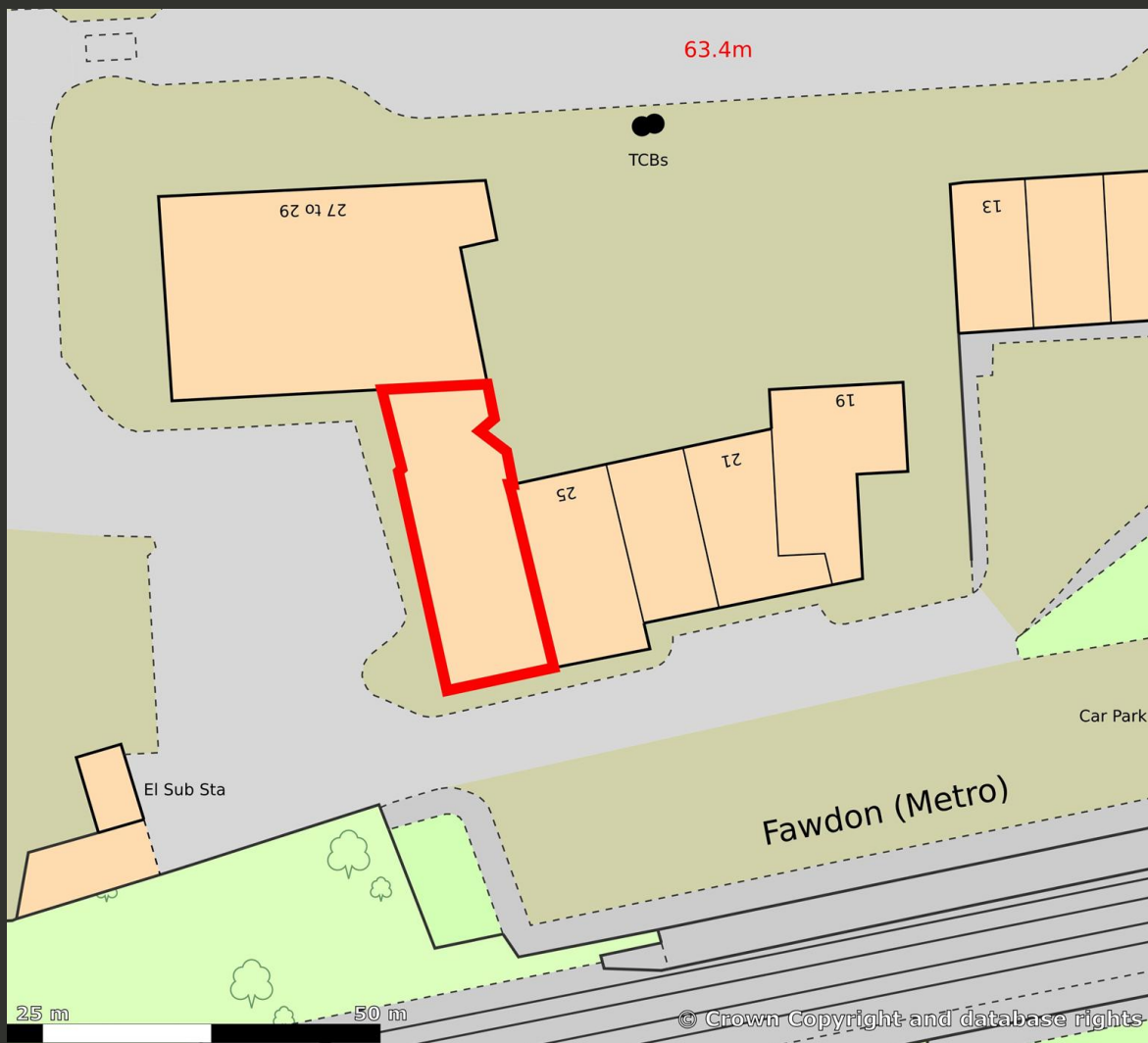
VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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