



Unit 1, Sunderland Road

Felling, Newcastle upon Tyne, NE10 0AR

 **naylors**

To Let

Retail/Industrial Unit

1,485 Sq. Ft (137.92 Sq. M)

- Great location with easy access to Newcastle and Gateshead town centres
- Full Glazed Frontage
- Suitable for a range of uses (subject to planning)
- Rarely Available



Location

The property occupies a prominent position on Sunderland Road in Felling, a well-established commercial thoroughfare within Gateshead. Situated approximately 3 miles south of Newcastle City Centre, the location benefits from excellent connectivity, lying adjacent to the A184, which provides direct access to both the A19 and A1(M).

The surrounding area comprises a mix of commercial and local retail occupiers. Felling Metro Station is located within a short walk of the property, approximately 7 minutes away, providing convenient public transport links across the Tyne and Wear network.

Description

The property comprises a single-storey unit of blockwork construction beneath a flat felt-covered roof, with concrete flooring throughout.

Part of the accommodation benefits from a suspended ceiling incorporating LED lighting. Externally, the property provides parking to the front shared with the adjacent unit. The unit is suitable for a range of occupiers and uses, including convenience retail, trade counter, or showroom purposes, subject to any necessary consents.

Accommodation

The property has the following approximate Net Internal Area (NIA):

Total	1,485 Sq. Ft	(137.92 Sq. M)
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Quoting Rent

£9.00 per sq. ft.

Lease Terms

The unit is available on a new effective Full Repairing and Insuring lease for a term of years to be agreed.

Service Charge

A service charge will be payable. Further details are available upon request.

Rateable Value

The tenant will be responsible for the payment of Business Rates. Interested parties are advised to make their own enquiries with the local rating authority.

EPC

The property has an EPC rating of E (109).

Legal Costs

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

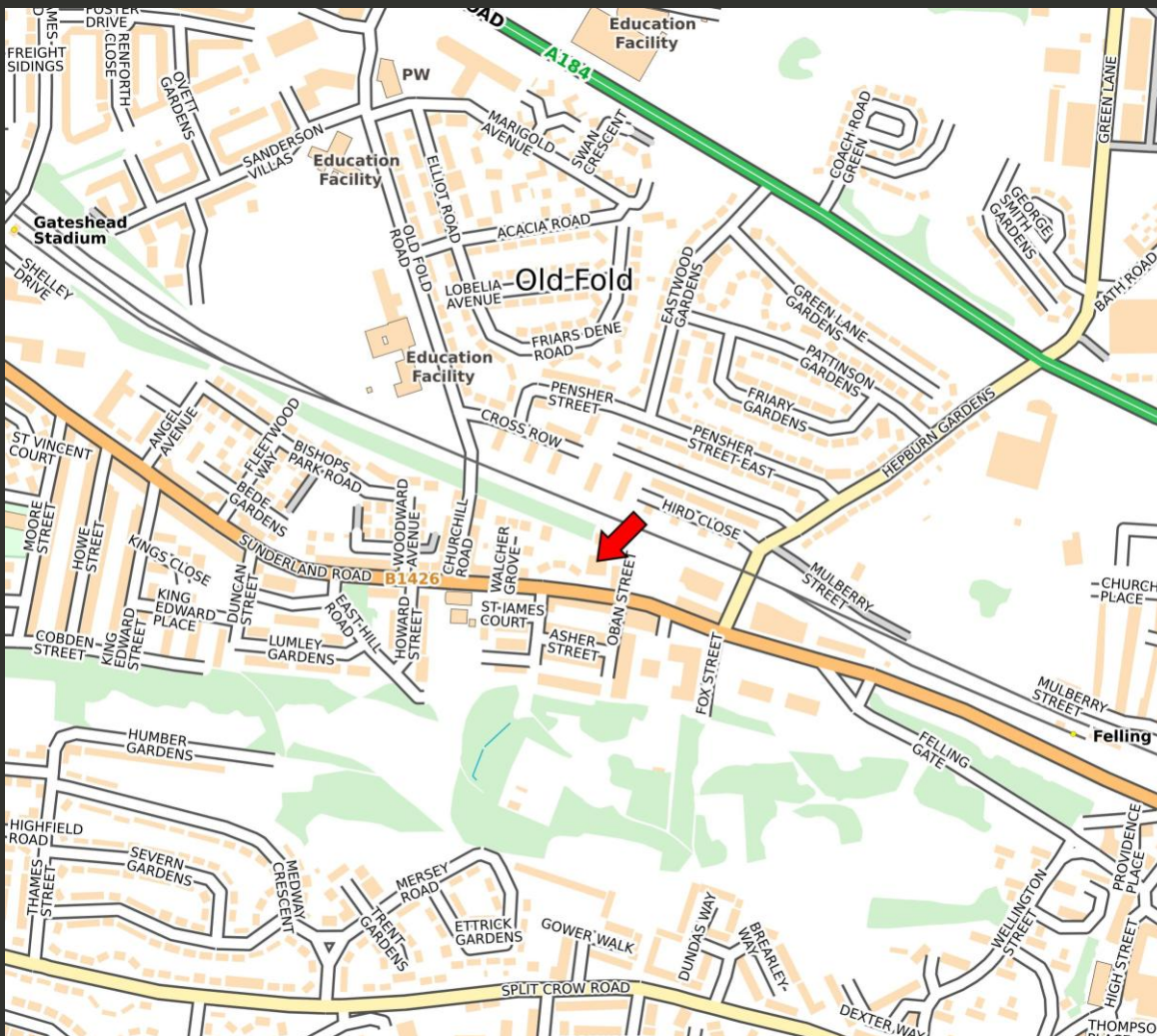
VAT

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).





For further information please contact:

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