

Retail Unit To Let

242 Chillingham Road, Heaton, Newcastle upon Tyne, NE6 5LP

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Retail unit with first floor office space
- Total size of 106.7m² (1,148ft²)
- Prominent corner location
- EPC Rating D87
- Popular retail location
- May be suitable for a variety of uses STPP

Rent of £17,500 per annum

LOCATION

The subject property is located on Chillingham Road in Heaton, Newcastle upon Tyne. Chillingham Road is a main road that connects A1058 (Coast Road) with A193, both providing direct access into Newcastle upon Tyne city centre to the west and the coast including Tynemouth, North Shield and A19 to the east.

The property is situated within a mixed-use area which is popular with businesses, retailers and leisure occupiers with surrounding occupiers including The News Box, Tesco Express, St Gabriel's Day Nursery, Pizzaholic and St Oswalds Hospice. There are also a number of housing estates within close proximity.

Chillingham Road is serviced by local bus routes and Chillingham Road Metro Station is less than 1 mile to the south.

DESCRIPTION

The subject property comprises an end terrace building which occupies a prominent corner position. The property is of brick construction and provides an open plan ground floor space, benefiting from a traditional retail frontage.

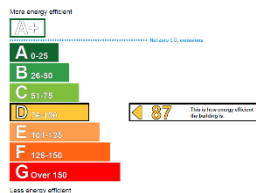
Internally, the first floor provides additional office space, kitchen and WC facilities.

ACCOMMODATION

Ground floor	50.1m ²	539ft ²
First floor	56.6m ²	609ft ²
Total	106.7m²	1,148ft²

EPC RATING

D87



RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop and Premises	£13,750	£6,861.25

We are advised that the rateable value of the premises as at 1 April 2017 is £13,750 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.

TERMS

The subject property is available by way of a new lease with terms to be agreed at a rent of **£17,500 (Seventeen Thousand Five Hundred Pounds) per annum.**

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 Nicholas Bramwell at Bradley Hall.

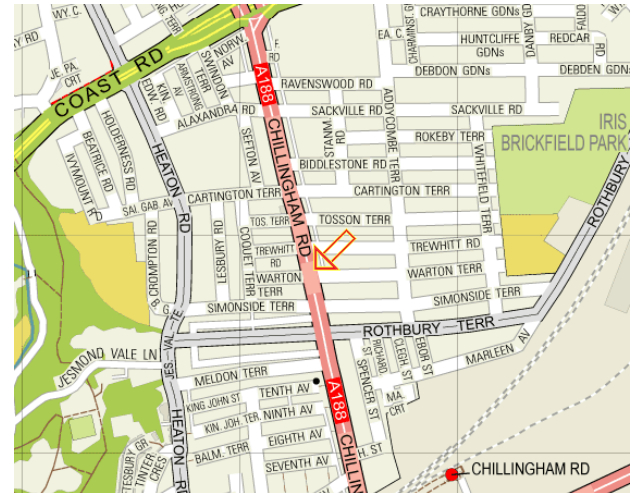
Tel: 0191 232 8080
Email: nicholas.bramwell@bradleyhall.co.uk

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 on Chillingham Road



1 mile from Chillingham Road Metro Station



0.3 miles from A1058
 0.6 miles from A193
 1.6 miles from A167(M)



8 miles from Newcastle International Airport