

# RETAIL UNIT TO LET

73 Grantham Road, Sandyford, Newcastle upon Tyne, NE2 1QX

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Retail unit to let
- Ground floor 18.08m<sup>2</sup> (195ft<sup>2</sup>)
- Prominent location

- Awaiting EPC Rating
- Suitable for a variety of uses STPP

**Rental of £150 per week**

**LOCATION**

The subject property is located on the corner of Grantham Road and Doncaster Road in Sandyford. Grantham Road links with Sandyford Road and provides access to A1058 and Newcastle upon Tyne city centre which is less than 1 mile to the west.

The property is 0.1 mile from the nearest bus stop on Sandyford Road and is 0.4 miles from Jesmond Metro Station. The property is situated in a popular, mixed use residential and retail/leisure with occupiers including Saponi Café, Harissa, Jazz and Toon Sarnie.

**DESCRIPTION**

The subject property comprises a ground floor retail comprising circa 18.08m<sup>2</sup> (195ft<sup>2</sup>). The property occupies a prominent corner position and is situated in a densely populated residential area, home to a number of student and young professionals. Internally the premises is well presented and currently fit out as a hairdressing salon, providing an open plan sales/working area with additional modern kitchen and WC facilities. Externally the property benefits from good visible signage and paved frontage.

**ACCOMMODATION**

Ground floor 18.08m<sup>2</sup> (195ft<sup>2</sup>)

**RATING ASSESSMENT**

Description	RV	Estimated Rates Payable
Shop and premises	£2,650	£1,234.90

We are advised that the rateable value of the premises as at 1 April 2017 is £2,650 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 46.6p in the pound. However, interested parties should confirm the current position with the Local Authority. Businesses may qualify for Small Business Rates Relief but should confirm with the local authority.

**EPC Rating**

Awaiting EPC Rating.

**TERMS**

The property is available to let at a rental of £150 per week, with new terms to be agreed.

**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.

**VIEWING**

For general enquiries and viewing arrangements please contact Nicholas Bramwell or Daniel Simons at Bradley Hall.

Tel: 0191 232 8080  
 Email: [nicholas.bramwell@bradleyhall.co.uk](mailto:nicholas.bramwell@bradleyhall.co.uk)

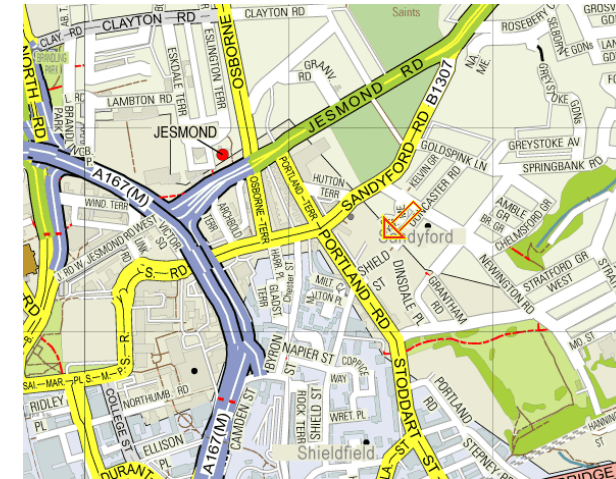
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**AGENTS NOTES**

You may search our company website [www.bradleyhall.co.uk](http://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](http://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. 07236458  
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located less than 0.1 miles away



0.4 miles from Jesmond Metro Station



0.5 miles from A167(M)  
 0.3 miles from A1058  
 0.7 miles from A1193



6.7 miles from Newcastle International Airport