



Sanderson
Weatherall

TO LET

Prominent Retail/Showroom Units



Indicative Image

CONDERCUM HOUSE, 171 WEST ROAD, NEWCASTLE UPON TYNE NE15 6PL

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Location

The subject property is located in a prominent position on the A186 West Road in the Fenham area of Newcastle upon Tyne, approximately 0.5 miles from Newcastle city centre. The property is situated in close proximity to the main retail pitch of West Road including both national and local operators. National operators in the immediate vicinity include Subway, Greggs, BetFred, PaddyPower, Kwikfit and Reeds Rains Estate Agents along with numerous local operators.

Description

The ground floor retail accommodation comprises a spacious open plan sales area fitted to shell specification ready for tenants fit out works. The shop frontage will be fully glazed allowing for good levels of natural light entering the property internally. The accommodation also benefits from on street parking to the front elevation and benefits from delivery access to the rear and is also DDA compliant. Comprehensive refurbishment works have already been undertaken by the Landlord and the upper floors are proposed to be converted to residential accommodation.

Services

We understand that all main services are connected to the property, however, any interested parties should make their own enquiries with regards to this matter.

Business Rates

The rateable value will need to be reassessed upon practical completion of the refurbishment works. Any interested parties should contact the Local Rating Authority, Newcastle City Council, who will be able to advise accordingly.

Asking Rent

Rent upon application

Accommodation

We understand that the property provides the following approximate gross internal floor areas:-

Ground floor showroom	743.23 sq m	8,000 sq ft
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The retail/showroom unit has the potential to be carved into smaller units subject to occupier requirements and demand.

Energy Performance Certificate

An Energy Performance will be commissioned upon practical completion of the refurbishment works.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction with any VAT thereon.

VAT

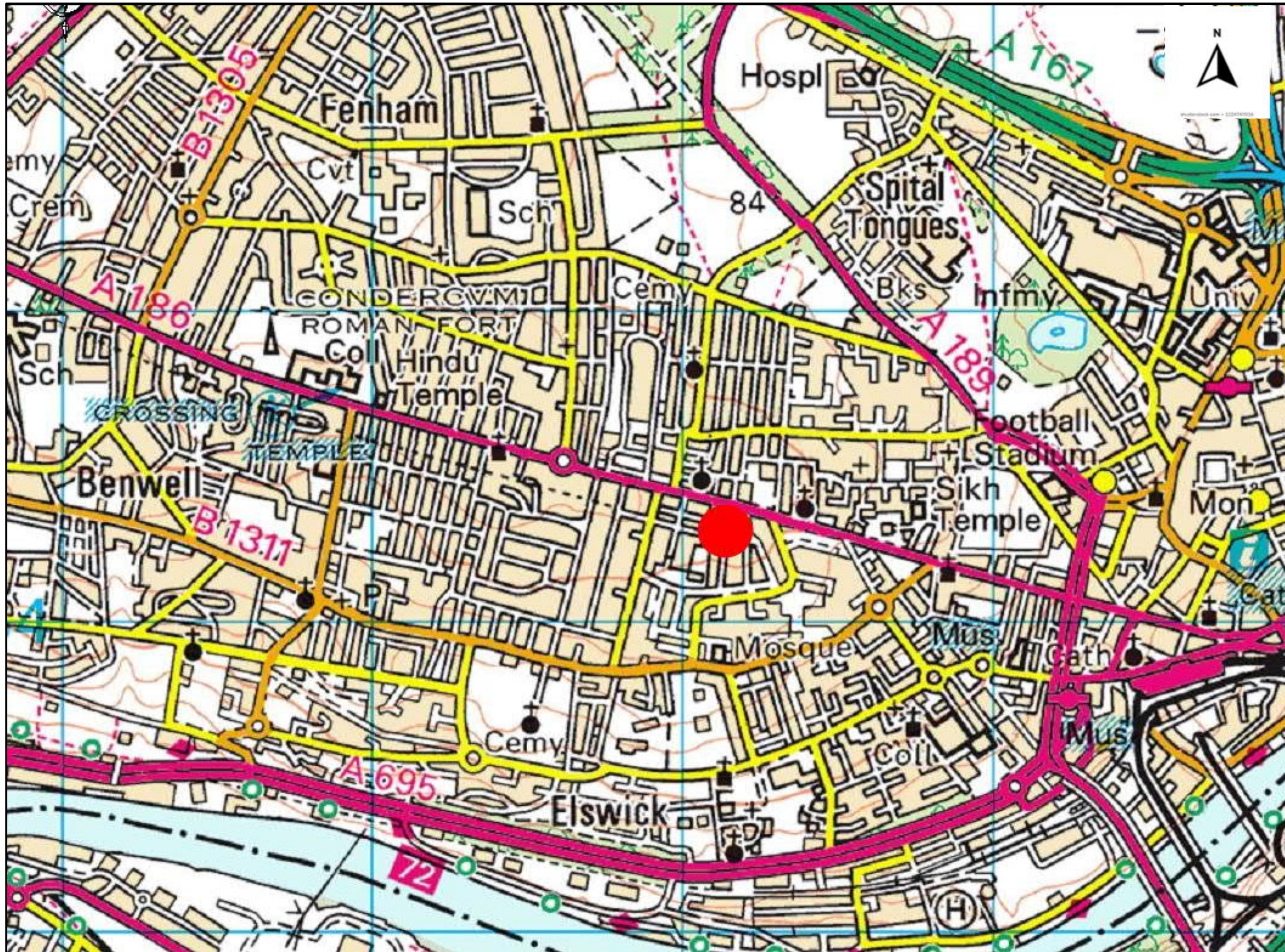
All rents quoted are deemed exclusive of VAT where chargeable.

Planning.

The property has consent for A1 use class under the Town and Country Planning Use Classes Order 1987. Alternative uses may also be considered subject to obtaining necessary planning consent.

Lease Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to contract.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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