

## RETAIL UNIT TO LET

**\*SUITABLE FOR A VARIETY OF USES\***

**83b, SALTERS ROAD, GOSFORTH, NEWCASTLE  
UPON TYNE, NE3 1DU**

### **LOCATION**

The premises are located within Gosforth, an affluent suburb of Newcastle upon Tyne located 2 miles north of Newcastle city center and accessed via the Great North Road linking the suburb to the A1 north and south.

The unit fronts onto Salters Road and lies a short distance to the west of Gosforth High Street, which has a strong mix of retail, cafe and restaurant uses with good transport links and car parking. Immediately adjoining the unit is a SPAR convenience store within which the local post office is based for the area.

### **ACCOMMODATION**

The accommodation is arranged on ground floor level, offering the following approximate floor area and dimensions: -

|                 |         |              |
|-----------------|---------|--------------|
| Gross Frontage  | 6.49m   | 21' 3.5"     |
| Ground Floor    | 118.82m | 1279.00 sqft |
| Total GF Sales  | 56.80m  | 611.39 sqft  |
| Workshop /stock | 58.50m  | 629.69 sqft  |
| WC              | 3.52m   | 37.89 sqft   |

### **TERMS**

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed, at an initial rental of **£17,500 pa excl.**

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an energy performance asset rating of B 41. A full copy of the certificate is available upon request from this office.

### **RATEABLE VALUE**

We are advised by the local rating authority that the premises are assessed as follows:

|                              |        |
|------------------------------|--------|
| Rateable Value:              | £9,200 |
| Rates Payable April 2018/19: | £4,416 |

Full rates relief may be available given the Rateable Value is less than £12,000. Interested parties are advised to seek verification from the local authority.



### **LEGAL COSTS**

Each party will bear their respective legal costs incurred in connection with the transaction.

### **VAT**

All figures quoted in these terms are exclusive of VAT where chargeable

### **VIEWING**

By prior appointment through @retail:-

Pete Townsend

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Mob: 07713 151 970

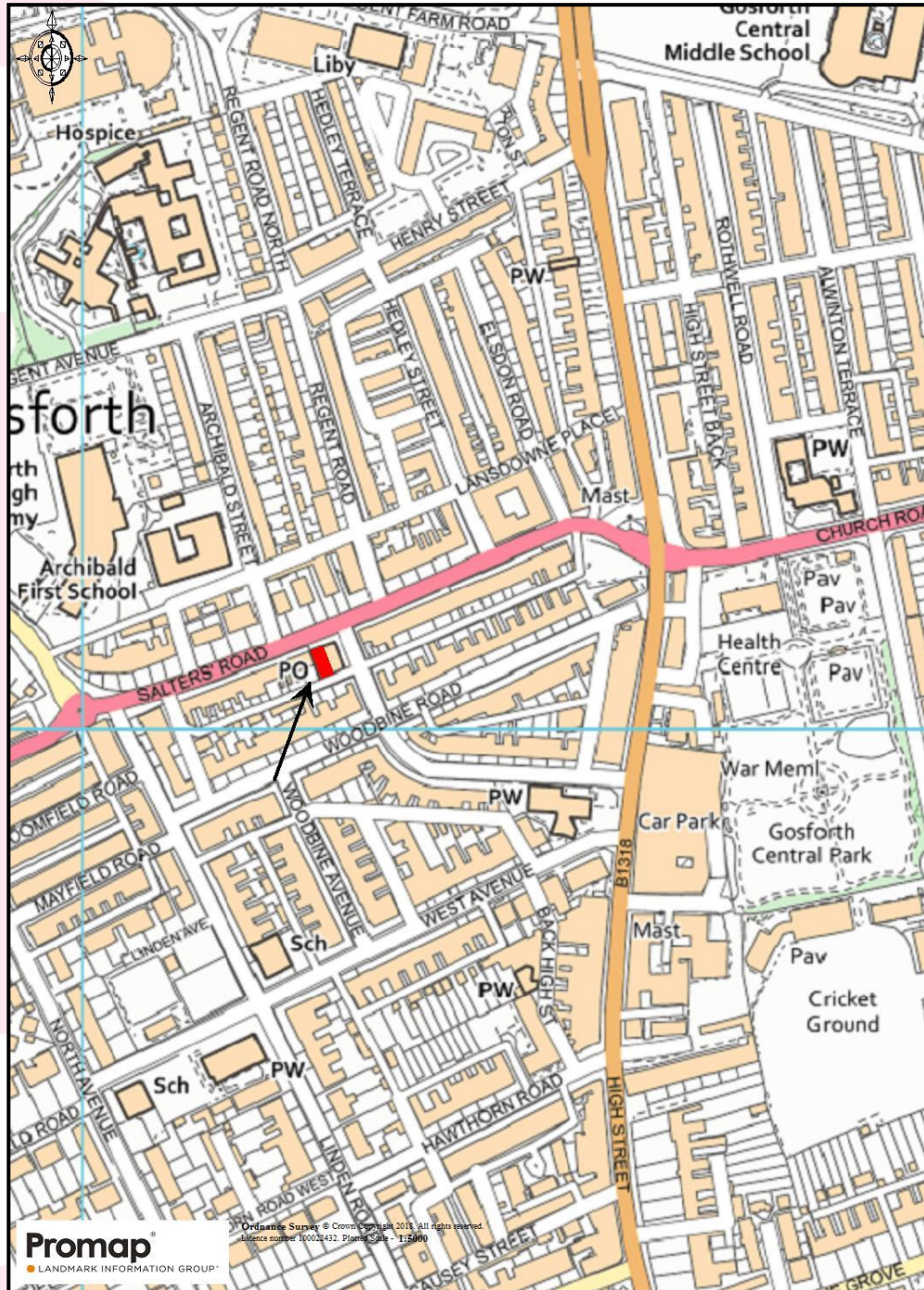
Email: [pete@atretail.co.uk](mailto:pete@atretail.co.uk)

**Subject to Contract**

December 2018







**Misrepresentation Act 1967:** ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is 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 property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself 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 ATF Retail Limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings 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 safe and working order.

**Finance Act 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT.

**Property Misdescriptions Act 1991:** Every reasonable effort has been made by ATF Retail Limited to ensure accuracy. 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.



**Cobalt Business Exchange** Cobalt Business Park, Cobalt Park Way, Newcastle upon Tyne, NE28 9NZ

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