

TO LET

Former Dandy Events, 259 Scotswood Rd,
Newcastle upon Tyne, NE4 7AW



Showroom / trade unit in highly active location

- Situated in established trading location off Scotswood Road
- Within ½ mile of Newcastle city centre
- Nearby occupiers include Porcelanosa, Litecraft, Jewsons, Toolstation and Greggs
- Ideal location for homeware supplies or low cost showroom space
- New lease available
- Unit 3 Gross Internal Area: 743.5 m² (8,003 sq ft)
- Rent: £40,000 per annum

Location

The property is located on Scotswood Road, one of the main arterial routes into Newcastle upon Tyne city centre and within ½ mile of the city centre.

The unit is accessed from Dunn Street in an area well known and established as one of Newcastle's premier trading locations. Nearby occupiers include Toolstation, Howdens Joinery, Johnstone's Decorating Centre, Speedy Hire and Plumbase.

There are also quasi showroom / retail occupiers including Porcalenosa, Litecraft, Wed4Less and Greggs.

Description

Unit 3 forms part of a larger multi let property with occupied by Porcalonsa and Wed4Less.

The unit provides open plan showroom / trade counter accommodation with an attractive glazed entrance with security shutters. It also incorporates WCs, an office and canteen area.

The showroom has a clear internal height of 3.1m. Loading access is via a dock level loading bay off Brunel Street.

Staff / customer parking is available to the front of the property.



For further details please contact:



Availability

Unit 3 has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate Gross Internal floor areas recorded as follows.

Unit No.	m ²	Sq ft
Unit 3	743.50	8,003

Lease Terms

Unit 3 is offered to let by way of new internal repairing and insuring lease for a term of years to be agreed at a rent of £40,000 per annum.

Rateable Value (RV)

According to the Valuation Office Agency website (www.VOA.gov.uk) Unit 3 has a Rateable Value of £27,500.

Use

Unit 3 is appropriate for trade related use and has historically been used as a showroom. It does not have A1 retail consent.

It is recommended that interested parties make their own enquiries of Newcastle Council Planning Department.



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Energy Performance

The unit has a an Energy Performance Asset Rating of C(59).

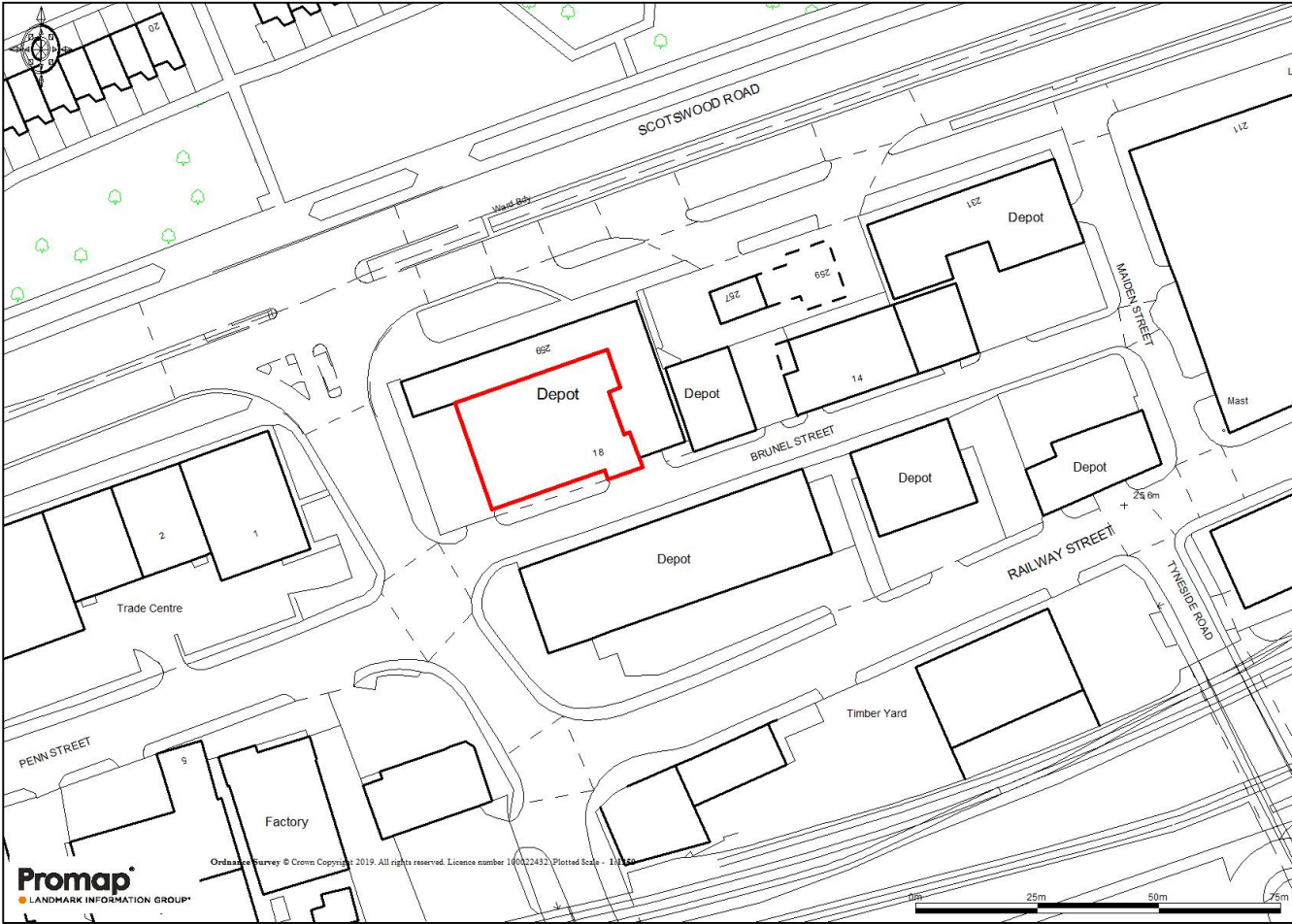
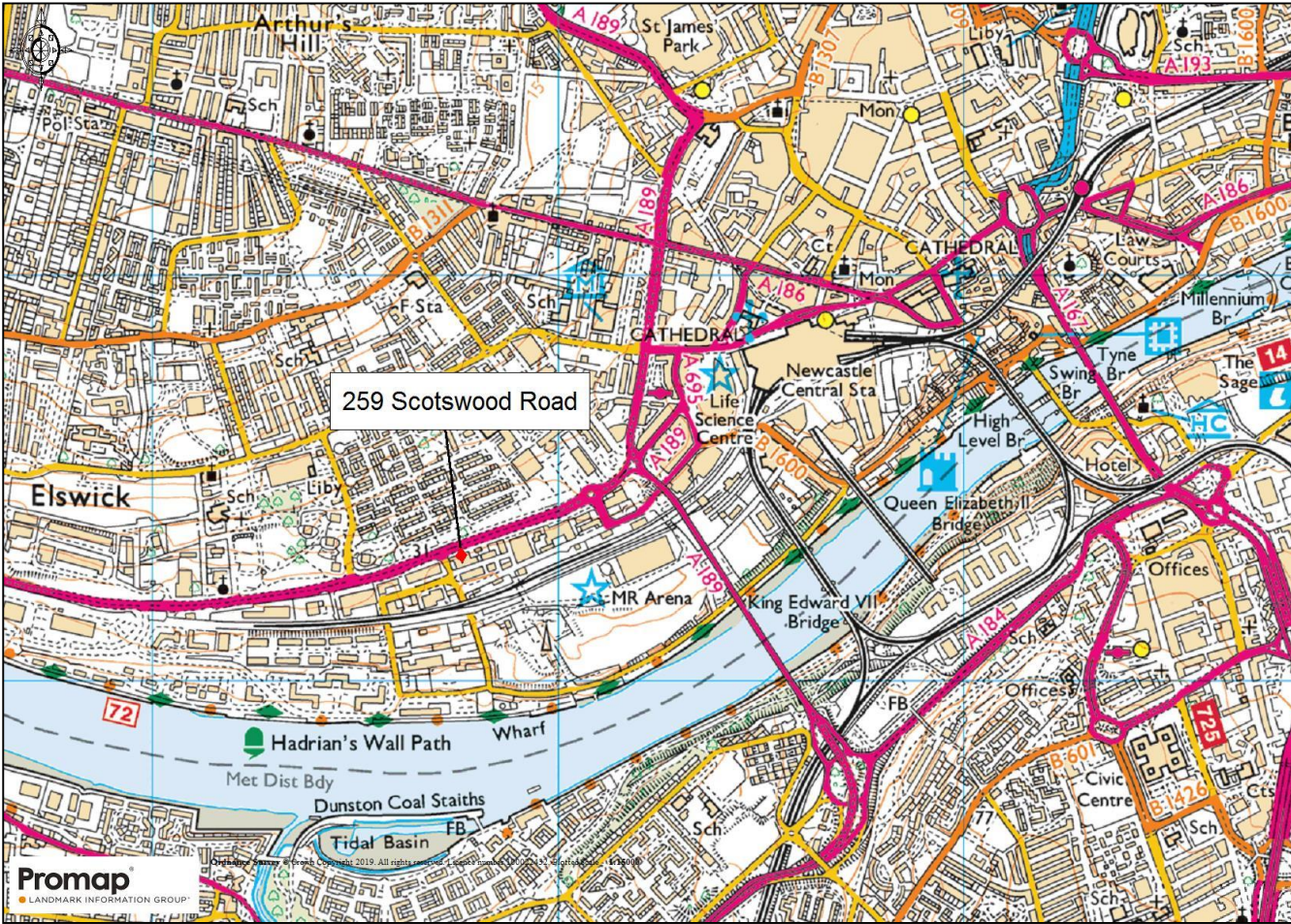
VAT

Unless otherwise stated all rents and charges are quoted exclusive of Value Added Tax (VAT) and the property is elected for VAT.

Viewing

Please contact this office for a convenient appointment to view or for further information.

Knight Frank is a supporter of the leasing code (www.leasingbusinesspremises.co.uk)



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