

First Floor Premises To Let

REF: NE1569

First Floor, above Units 1 & 2 Dewley, Cramlington NE23 6DT



- Newly constructed first floor premises.
- Up to circa 2,000 sq.ft. (52.8 sq.m.)
- Suitable for a variety of uses.
- Busy location in suburban area.
- Ample free car parking to the rear.
- RENTS FROM £5 per square foot.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

0191 487 8566

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This unit forms the first floor of a well-positioned shopping parade within a 5 minute walk of Manor Walks shopping centre. The immediate area is of predominantly residential housing with a new development of 19 houses being built adjacent to this site. There is good vehicle access which is supported by a large free car park to the rear of the building and to the front of the property there is a busy pedestrian and cycle route leading to and from the town centre.

Description

The initial thoughts of the developers are to prepare the units with flooring, ceiling and unfinished walls ready for a tenant to fit and finish as they deem suitable for their own use. Rental levels will naturally reflect the fit and finish of the unit at the point that the premises are handed to the tenant.

The units will have high ceilings and large windows in order to maximise natural light and gas, electric and water services will be on site.

Accommodation

The premises are still under construction but the space available will be approximately:

First Floor

Unit 1	93 sq.m. (1,000 sq.ft.)
Unit 2	93 sq.m. (1,000 sq.ft.)

External

Shared stairway access.

Terms

The property will be available on terms to be agreed, subject to the level of finish required with starting rents from £5 per square foot plus VAT. Full details are available on application or at a site visit.



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VAT

VAT is applicable on the rents charged.

Legal Costs

The incoming tenant will be responsible for the landlord's reasonable legal costs in the preparation of the lease.

Business Rates

The premises are assessed as follows:

Description	Rateable Value
Premises	£ to be assessed

Incentives may be available subject to status.

EPC

Rating - TBC

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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