

RETAIL PREMISES

TO LET

GAVINBLACK
— & PARTNERS —



NEWLY AVAILABLE



**37 FRONT STREET, WHICKHAM, NEWCASTLE UPON TYNE,
NE16 4EA**

526 Sq Ft (48.94 Sq M)

A3 & A5 USES AVAILABLE

CONTACT

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LOCATION

The property is located on Front Street close to the junction with Rectory Lane. Front Street is the main retail thoroughfare through Whickham with many retailers represented. Other local occupiers include Reeds Rains, Whickham Pharmacy and directly opposite is Barclays Bank and Newcastle Building Society. The St Mary's Green Shopping parade is also within the immediate vicinity.

DESCRIPTION

The property comprises a single storey modern retail unit which is divided into a ground floor sales area with good frontage and adjacent office, storage, plus WC facilities.

ACCOMMODATION

The premises have the following approximate net internal floor areas:

	Sq M	Sq Ft
Ground Floor Sales	27.91	300
Office	10.13	109
Storage	6.26	67
WC	4.64	50
Total	48.94	526

LEASE TERMS

A new lease is available for a term to be agreed.

RENT

£12,000 per annum exclusive of VAT, rates and other building outgoing.

USE

The current use is A1, however, A3 and A5 uses are available, subject to the necessary formal planning application.

RATES

According to the Valuation Office Agency website the property has an adopted Rateable Value of £9,600.

EPC

The EPC rating of the property is F-141.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the Sole Agent.