

Retail Premises To Let

91-97 Shields Road, Byker, NE6 1DL

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Retail unit to let
- Total size of 372.5m² (4,053ft²)
- Arranged over ground and first floor
- EPC Rating D86
- Prominent location
- New lease available

Annual rent of £30,000

LOCATION

The subject property is located on Shields Road in Byker, Newcastle upon Tyne. Shields Road is the main road through Byker town centre and is a popular retail and business location with surrounding occupiers including Wilko, Barclays Bank, William Hill and Blossom’s Café.

The property benefits having bus stops outside and Byker Metro Station is 0.2 miles away. The A193 is 0.2 miles away which provides access into Newcastle upon Tyne city centre, 1.5 miles to the west and is 0.3 miles from A187 which provides access to Tynemouth and the Coast to the east.

DESCRIPTION

The subject property comprises an end terrace retail unit with large open plan floor plate with traditional glazed retail frontage. Internally the property is well presented throughout and benefits from suspended ceiling, recessed LED lighting, tiled flooring, air conditioning and WC facilities.

The property may be suitable for a variety of uses STPP.

ACCOMMODATION

Ground floor	229.8m ²	2,500ft ²
First floor	142.7m ²	1,553ft ²
Total	372.5m²	4,053ft²

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop and premises	TBA	To be re-assessed

We are advised that the rateable value of the premises as at 1 April 2017 is TBA and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

D86

TERMS

The property is available by way of a new lease with terms to be agreed at £30,000 (Thirty Thousand Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

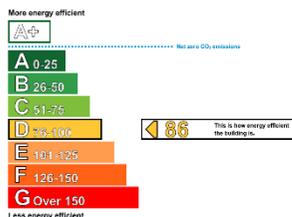
MONEY LAUNDERING REGULATIONS

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

VIEWING

For general enquiries and viewing arrangements please contact Nicholas Bramwell at Bradley Hall.

Tel: 0191 232 8080
Email: nicholas.bramwell@bradleyhall.co.uk



AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located ...



... miles from ...



... miles from ...
 ... miles from ...



... miles from Newcastle International Airport