

## retail in NE37

Front Street, Washington  
Tyne and Wear, NE37 2BA

**£900** PCM

- ✓ Two storey mid-terrace
- ✓ A1 retail property
- ✓ Former florist and cafe
- ✓ NIA approx. 118sqm (1,270sqft)
- ✓ New lease terms available
- ✓ Great transport links

COMMERCIAL



## Summary

- Property Type: Retail - Parking: On Street Price: £900

## Description

Available to let is this two storey, brick-built, terraced property, excellently located along Front Street, Washington. The property was last used as a florists with café above, and could be suitable for a wide variety of uses (subject to obtaining the correct change of use). The property measures an NIA of 1,270sqft and benefits from window frontage and a fairly central position next to Concord. The property can also be accessed by the back lane, where there is access for loading/unloading goods as well as free parking space.

## Location

The subject property is located on Front Street, Concord, Washington, which lies approximately 8 miles south of Newcastle and 7 miles west of Sunderland. The sought-after business location is provided with convenient links to the A19 and A1(M).

## Accommodation

### GROUND FLOOR

Main sales area  
Rear storage area  
2x W.C.s

### FIRST FLOOR

2x rooms, previously used as a cafe.

NIA approx. 118sqm (1,270qft)

## Lease Terms

Available by way of new lease terms.

## Rateable Value

The adopted rateable value is £5,600 as of 1st April 2017.  
Sourced from VOA.

## EPC

Available upon request.

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## Front Street, Washington, Tyne and Wear, NE37 2BA

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,  
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