

## RETAIL UNIT FOR SALE

204 Westgate Road  
Newcastle upon Tyne  
NE4 6AB

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Retail premises for sale
- Totalling 282.82m<sup>2</sup> (3,045ft<sup>2</sup>)
- Arranged over ground, first, second and third floor
- Prominent frontage
- Awaiting EPC Rating
- Sale price of £250,000

## SITUATION

The property is located on Westgate Road in a busy main arterial route leading west from the city centre to the A1. Westgate Road is a popular and prominent road leading into Newcastle upon Tyne city centre, which is approximately 0.5 miles to the east.

The property benefits from being close to a number of public transport links including St James Metro Station and Newcastle Central Train Station, both of which are less than 0.5 miles away, in addition to a number of bus stops within close proximity. The property is 1 mile from the Tyne Bridge, providing access to Gateshead and the south of the region and A167 (M) Central Motorway which provides access to Jesmond and the A1(M). The property is situated in a popular retail, leisure, tourist and residential area with surrounding occupiers including Moulin Rouge Café & Grill, VIP Hair & Beauty Salon, Summerhill Park, Discovery Museum and Centre For Life.

## DESCRIPTION

The ground floor provides ground floor retail accommodation which benefits from a traditional shop frontage. Internally the property provides an open plan layout finished to a good standard with suspended ceilings and fluorescent strip lighting.

The first floor accommodation provides a further open plan retail/storage area complete with additional kitchen, WC and shower facilities. Again, the floor benefits from the same specification of services, while access to the rear is available direct from secure double doors. The second floor and third floors provide storage space which benefits from good size rooms with plenty of natural light.

The upper floors may benefit from conversion to offices or residential, subject to obtaining planning permission.

## ACCOMMODATION

Ground floor	75.45m <sup>2</sup>	812ft <sup>2</sup>
First floor	118.32m <sup>2</sup>	1,274ft <sup>2</sup>
Second floor	89.05m <sup>2</sup>	959ft <sup>2</sup>
<b>Total</b>	<b>282.82m<sup>2</sup></b>	<b>3,045ft<sup>2</sup></b>

## TERMS

The subject property is available by way of freehold with a guide price of £250,000 (Two Hundred and Fifty Thousand Pounds).

## RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop and Premises	£14,000	£6,524

We are advised that the rateable value of the premises as at 1 April 2017 is £14,000 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 46.6p in the pound. However, interested parties should confirm the current position with the Local Authority.

## LEGAL COSTS

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

## 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.

## VIEWING

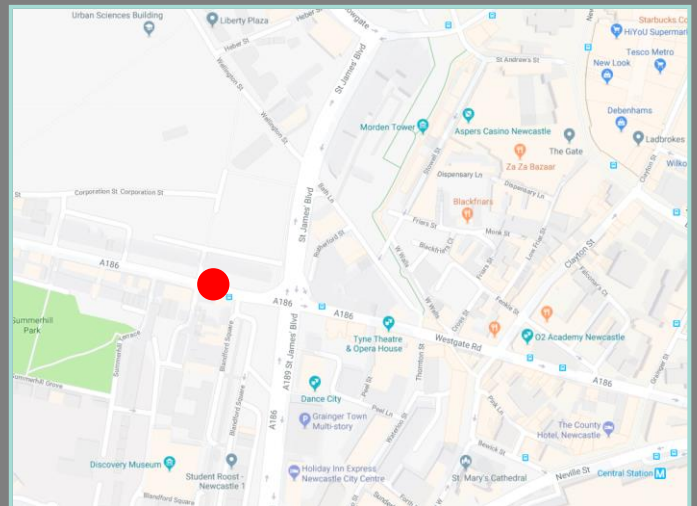
For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors.

## AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://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](http://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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