

REF: NE1592

Retail Unit / Office To Let

Greenfield House, Birches Nook, Stocksfield NE43 7JP



- Ground Floor circa 250 sq.ft. (23 sq.m.)
- In good order throughout.
- Suitable for a variety of uses.
- Pleasant residential area.
- High passing and captive trade.
- RENT £475 per month.



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

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Gateshead
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Location

The property is located on the main A695 road running through Stocksfield towards Prudhoe. The shop forms part of a small parade incorporating a butcher adjacent. The premises most recently operated as an exclusive ladies clothing boutique but would be available for a variety of uses subject to landlord's consent.

Stocksfield is an affluent village within the Tyne Valley with a good infrastructure and a selection of independent retailers together with nationals.

Description

Comprises the ground floor of a semi-detached two storey property;

Description	Sq.ft	Sq.m
Ground Floor		
Front Shop	250	23.2
Back Shop	73	6.8
WC	-	-

Terms

Available on a new fully repairing and insuring lease with full terms to be agreed. The initial rent will be £475 per month.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs of circa £750 plus VAT in preparing the new lease.

EPC

Rating – D



Business Rates

The premises are assessed as follows:
Rateable Value £4,500
Rates free incentives subject to status.

Viewing

Strictly by appointment with this office.

Money Laundering Regulations

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

Agents Notes

The landlord will consider Freehold offers for the whole of the building. The Freehold includes the 1 bed flat which generates £495 per month.



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