# RETAIL PREMISES

TO LET



# **NEWLY AVAILABLE**



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

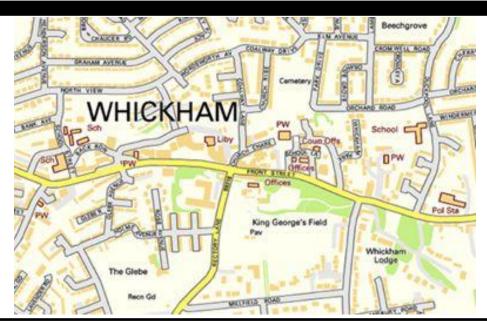
526 Sq Ft (48.94 Sq M)
A3 & A5 USES AVAILABLE

# **CONTACT**

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



#### **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 Fiori Florists, 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 outgoings.

#### 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 E-107.

## 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.

Discisimer. These brief perfouses have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the perfouses on your visit to the property and the perfousers do not obviete the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission is these performances.