



# TO LET

**Ground and First Floor Retail/Office Accommodation**

**Block A Primrose Yard, Newbiggin Lane, Westerhope, Newcastle upon Tyne, NE5 1LX**

  
**Naylors**  
Commercial Property People  
[naylors.co.uk](https://naylors.co.uk)

## Description

The available space consists of ground floor retail accommodation and first floor fully fitted office accommodation. However both spaces lend themselves to either use. The units are fitted out with carpets, LED lighting, WCs and have the potential for a small kitchen. The site benefits from customer and tenant car parking.

## Location

The property is situated in a prominent position close to the junction of Stamfordham Road and Newbiggin Lane in the busy Newcastle suburb of Westerhope.

The property lies close to the retail parade on Stamfordham Road featuring both national and local occupiers in addition to Newbiggin Lane Industrial Estate adjacent to the property.

The property is located approximately one mile from the A1 and A696, providing excellent access to the wider region. Public transport can be accessed via numerous bus routes that serve the local area.

## Accommodation

Floor	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	65.18	701.34
First Floor	66.76	718.34

## Rent

The quoting rent is £15,500 per annum.

## Terms

The units are available for a term of years to be agreed subject to a minimum term of two years.

## Business Rates

The rateable value is £8,300 (2017 Rating List).

We advise any interested parties to make their own enquiries to the Local Authority.

## Car Parking

The development benefits from 8 parking spaces allocated on a first come first served basis.

## VAT

All figures quotes are exclusive of VAT where chargeable.

## Legal Costs

Each party to bear their own legal costs.

## Further Information

For general enquiries and viewing arrangements please contact Penny McAteer on 0191 2111 565 or email [pennymcateer@naylor.co.uk](mailto:pennymcateer@naylor.co.uk)

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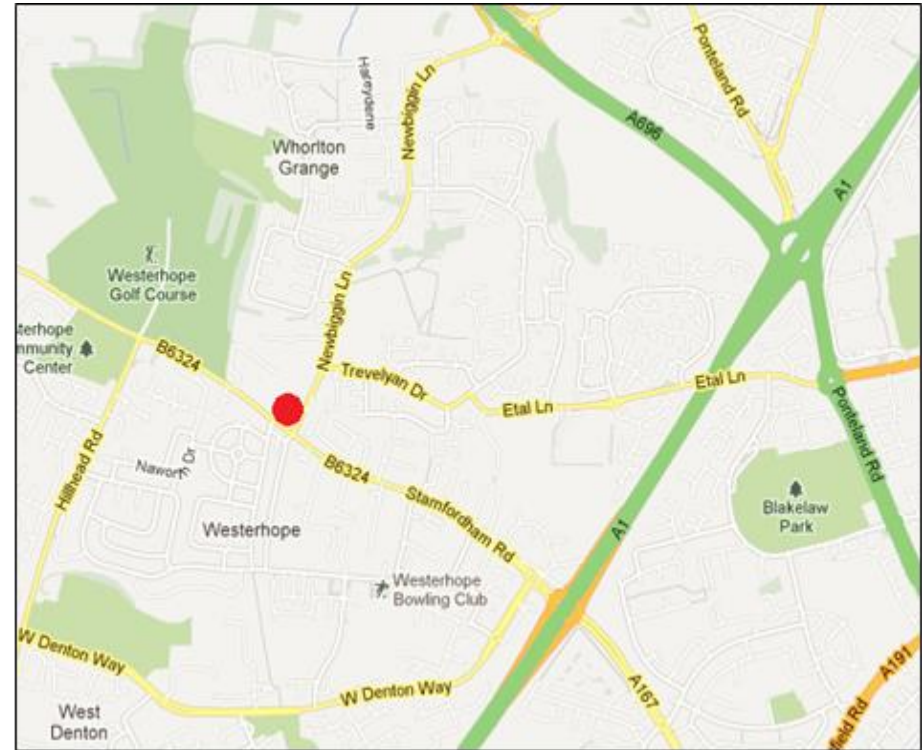




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