

TO LET

Retail Unit To Let

**37 Station Road
Hebburn
Tyne & Wear
NE31 1LA**



- Town Centre location opposite Hebburn Shopping Centre
- Total ground floor area of approximately 110.7 sq m / 1,192 sq ft.
- Nearby occupiers include, Dhillons Fish Inn, Subway, Savers, Aldi and Asda supermarket
- Asking rent of £12,000 per annum

LOCATION

Hebburn is a small town on the southern bank of the River Tyne between Jarrow and Wallsend. Hebburn benefits from good road communications and public transport linking with the A185 which runs through Hebburn. The closest metro station being approximately 0.3 miles to the west of the property.

Hebburn has a population of approximately 25,000 people. The town centre is dominated by the Hebburn shopping centre which also incorporates extensive free car parking next to the new leisure centre.

DESCRIPTION

Ground floor, self-contained retail unit with a large glazed frontage, kitchen and WC facilities.

ACCOMODATION

Net internal area: 110.7 sq m / 1,192 sq ft

TERMS

The property is available to let by way of a full repairing and insuring lease for a term of years to be agreed at an initial rent of £12,000 per annum.

SUBJECT TO CONTRACT

RATING ASSESSMENT

We have made reference to the Valuation Office Agency, and are advised that the property is entered in the Rating List as follows: -

2017 Rateable Value £8,700

Due to the Rateable Value being beneath £12,000, eligible businesses can qualify for full business rates relief. All interested parties are urged to make their own enquiries in this regard.

LEGAL COSTS

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

EPC

The energy performance certificate rating is D(80).

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-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.

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen on 07754 584 192 or kristians@johnsontucker.co.uk



Conditions under which these particulars are issued

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