

# Retail Premises To Let

Asprey House, St Georges Terrace, Jesmond, NE2 2DL

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Available by way of assignment
- Total size of 214.5m<sup>2</sup> (2,319ft<sup>2</sup>)
- Prominent corner location
- EPC Rating D87
- Popular Jesmond location

**Rental of £52,000 per annum**



## LOCATION

The subject property is prominently located on the corner of St George's Terrace and Bayswater Road in Jesmond. St George's Terrace is one of the most popular retail and leisure destinations in Jesmond and links with Osbourne Road which provides access to Jesmond Dene Road and Great North Road to the north and Newcastle city centre to the south.

The property is 0.2 miles from West Jesmond Metro Station which provides access to Newcastle city centre, Newcastle Airport, the coast and beyond. The property is 0.9 mile from A1058/Coast Road, 1 mile north of the A167(M) and 3.6 miles east of the A1(M).

## DESCRIPTION

The property comprises ground floor retail unit which benefits from a prominent corner position on St Georges Terrace. Internally the property benefits from floor to ceiling windows, wood effect vinyl flooring, LED spotlights, perimeter wall sockets and electric fan system.

## ACCOMMODATION

Ground floor                      214.5m<sup>2</sup>                      (2,319ft<sup>2</sup>)

## RATING ASSESSMENT

The Rateable Value will need to be reassessed. We advise interested parties to confirm the current position with the Local Authority.

## EPC Rating

D87



## TERMS

The subject property is available by way of a assignment with terms to be agreed at a rental of £52,000 (Fifty Two Thousand Pounds) per annum and a lease expiry of July 2024.

## 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.

## LEGAL COSTS

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

## VIEWING

For general enquiries and viewing arrangements please contact Nicholas Bramwell at Bradley Hall.

**Tel:** 0191 232 80808

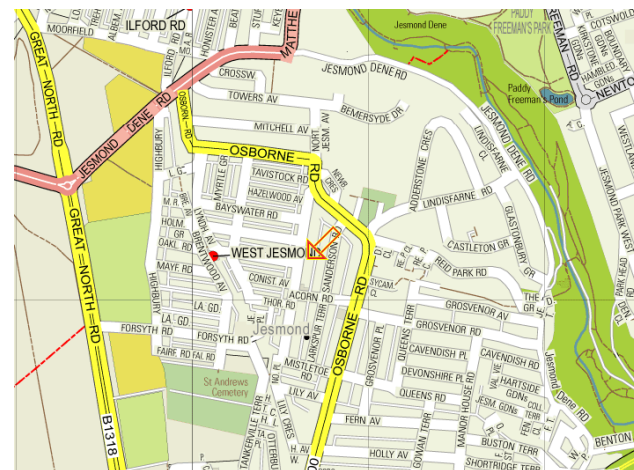
**Email:** [nicholas.bramwell@bradleyhall.co.uk](mailto:nicholas.bramwell@bradleyhall.co.uk)

## 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.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on St Georges Terrace



0.2 miles from West Jesmond Metro Station



0.7 miles from Great North Road  
1.7 miles from A167 (M)  
0.8 miles from A1058



6.7 miles from Newcastle International Airport