

Property Particulars

RETAIL SPACE TO LET

Scotswood Road Business Centre
Scotswood Road
Newcastle Upon Tyne
NE4 7AB

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



Refurbished retail accommodation

Onsite parking available

45.8m (493ft²)

EPC Rating D77

Great roadside visibility

- Rental of £13,000 per annum.

SITUATION

The subject property is located on Scotswood Road in Newcastle Upon Tyne, with its frontage highly visible from the road itself. Scotswood Road is located on the western edge of Newcastle City Centre providing fantastic access to the city as well as the A1(M) which is approximately 1 mile from the property. Scotswood Road also provided access to the south side of the River Tyne and the retail hub of the Metrocentre which is 8 minutes away.

DESCRIPTION

The subject property comprises of a highly visible ground floor retail unit with surround glazed frontage. The property has been recently refurbished and is plastered and painted throughout.

ACCOMMODATION

Retail unit – 45.8m² (493ft²)

TERMS

The accommodation is available by way of a new lease with terms to be negotiated on an Effective Full Repairing and Insuring basis (EFRI) for a rental of £13,000 per annum.

A service charge will be payable for the maintenance and provision of common areas and facilities.

RATING ASSESSMENT

Rateable value of the premises to be assessed

LEGAL COSTS

The tenant is to be responsible for reasonable landlord legal costs, capped at £750 plus VAT.

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.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors;

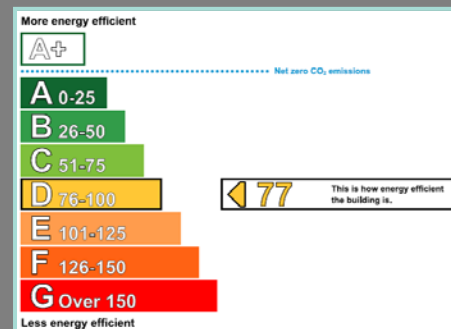
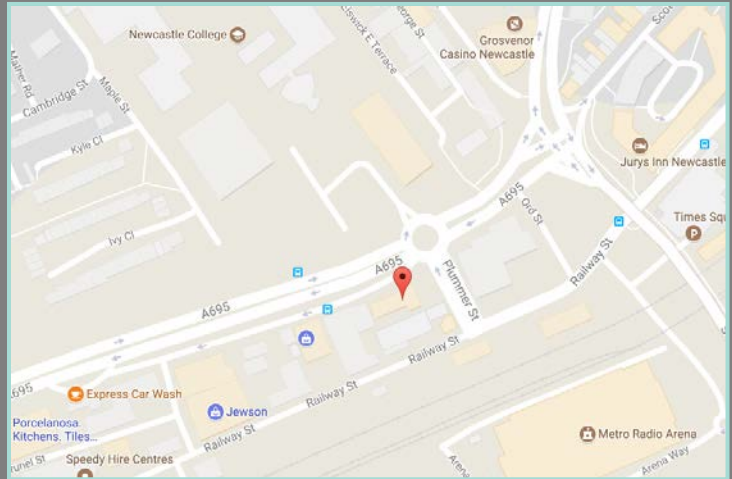
Nicholas Bramwell BSc (Hons)
nicholas.bramwell@bradleyhall.co.uk
0191 232 8080

AGENTS NOTES

You may search our company website 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 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

