

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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North East Commercial
Property & Business Agents

VACANT RETAIL / OFFICE UNIT

Former Shoe Shop

373 West Road,
Newcastle upon Tyne NE15 7NL



- Located on busy main road in a pleasant suburb.
- Extends to circa 624 sq.ft. (57.87 sq.m.)
- Forms part of a mixed use retail parade.
- Former Shoe Shop suitable for various uses.
- Visible unit with high levels of traffic flow.
- Pull in street parking to front.
- Asking Rent £8,320 per annum plus VAT
- Available from July 2020

0191 487 8566

www.northeastcommercial.co.uk

Location

The premises are located on West Road (A186) which runs through Fenham and links Newcastle City centre with the A69 and A1(M) Western Bypass. Fenham is a densely populated and popular residential suburb with good schools, amenities and a busy shopping district.

This is a well-established retail location and the current tenant has been here for a number of years but they are shrinking their business and consolidating into the adjacent unit. The unit is in good order throughout and would be suitable for a variety of retail and office uses.

There are high levels of potential passing and captive trade and free pull in parking is available nearby. Viewing is advised to appreciate the location and potential of the opportunity.

Premises

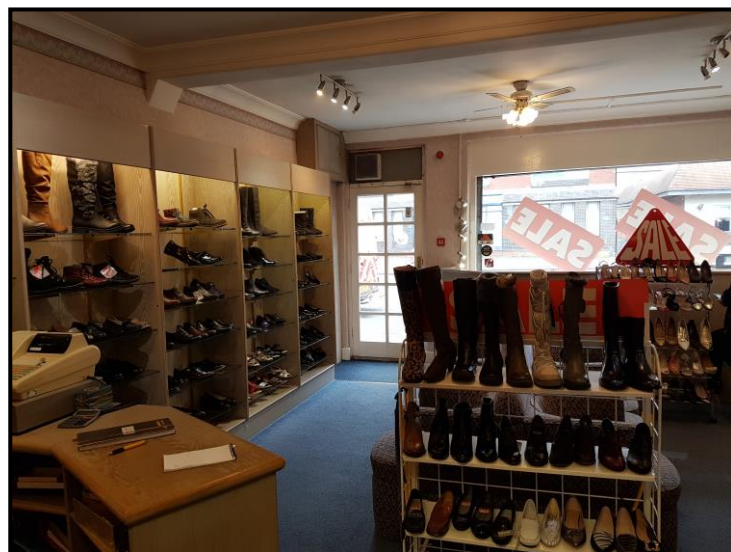
Comprises a ground floor lock up retail unit forming part of a small parade.

Ground Floor

Front Shop 323 sq.ft. (29.91 sq.m.)

Rear Shop 301 sq.ft. (27.96 sq.m.)

W.C.



Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises currently form part of a combined rating assessment and will require a separate assessment.

Tenure

The premises will be offered on a new lease available from July 2020 at a rent of £693 per month (£8,320 per annum) ex VAT, with full terms and conditions to be agreed. Incoming tenants will be responsible for the landlord's costs in the preparation of a new lease.

EPC

Rating - TBC

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property