

TO LET

4 Oxclose Village Centre, Washington,
NE38 0LZ



Ground Floor Shop 53.72 sq. m. (578 sq. ft.)

- Ground floor shop with rear storage facilities
- Within easy access to the A1231 and A1(M)
- WC and kitchenette facilities
- Rent: £6,500 per annum
- Rear access loading and yard area

SITUATION

Oxclose Village Centre is located in a predominately residential area in Washington. The A1231 and A1(M) are within easy access and the area is well served by local bus routes.

The unit is situated within a small retail parade with a hot food takeaway and general dealers also occupying premises within the centre.

The Ox and Plough Public House is also located to the rear of the parade and there is the benefit of a spacious car park within close proximity.

Please refer to the attached site and location plans for a more detailed information.

DESCRIPTION

The unit comprises a single story ground floor retail unit with rear storage and WC facilities and is of brick construction.

The property benefits from rear access loading and a rear yard. There is also a small loading area/car park to the back.

ACCOMMODATION & RENTALS

Rental offers are invited in the region of £6,500 per annum exclusive.

The unit provides the following net internal areas:-

Description	m ²	ft ²
Ground Floor Sales	53.72	578
Rear Storage	12.76	137
Total	66.48	715

SERVICES

The unit benefits from electricity and water supplies.

SERVICE CHARGE

A service charge is currently levied to maintain the common areas/services of the estate. Further information is available upon request.

RATEABLE VALUE

The accommodation is currently rated as follows:

Unit 4 - £3,500

ENERGY PERFORMANCE

The unit has the following Energy Performance rating:

Unit 4 - D (88)

LEASE TERMS

The unit is offered to let by way of a new lease for a term of years to be agreed at the rent listed above which is quoted exclusive of rates and VAT.

VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

Strictly by appointment through Knight Frank.



Particulars: Jan 2021

Image: January 2021

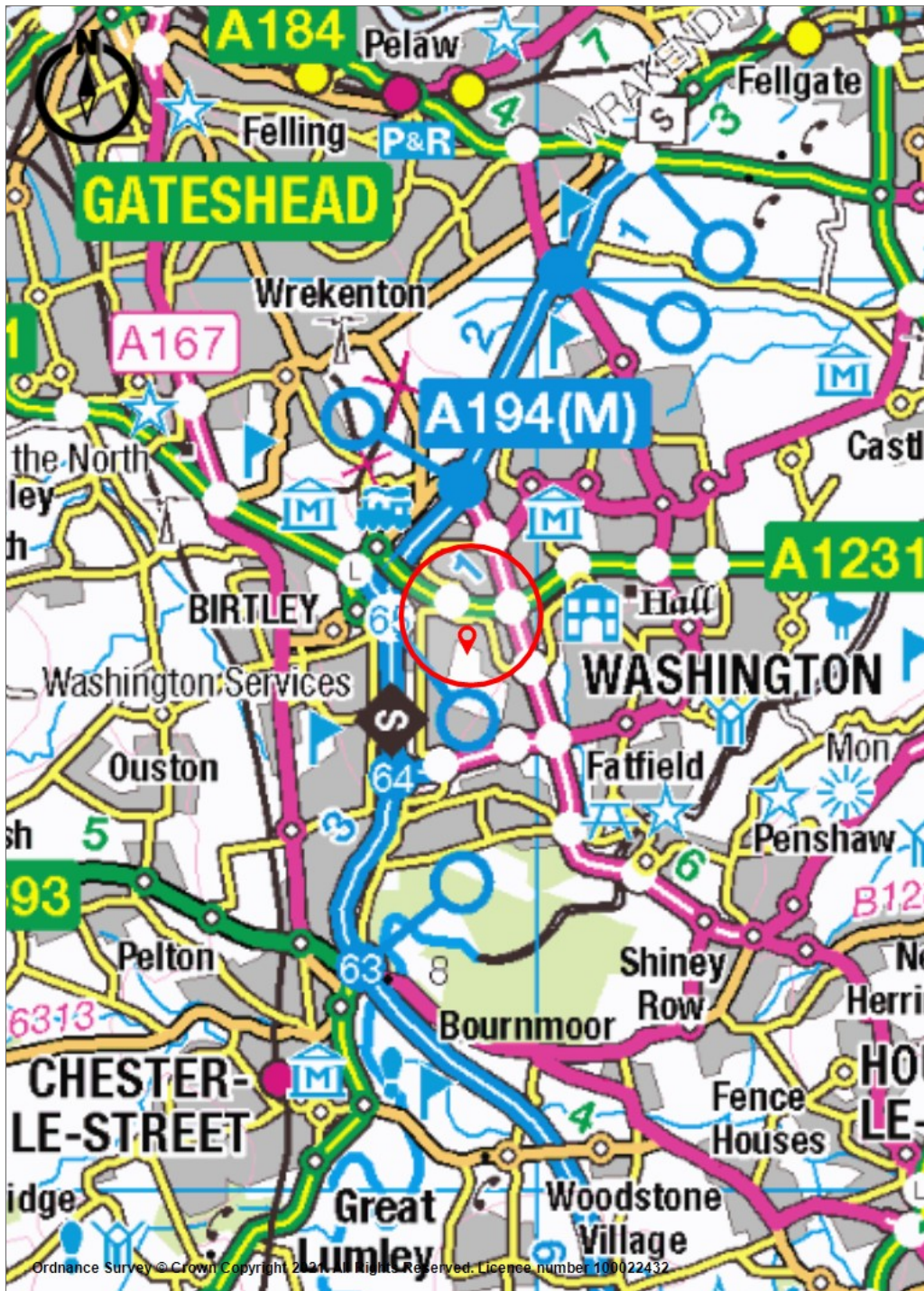
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Subject to Contract

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