

# to let



*The industrial property specialists*

## SECOND FLOOR UNIT 233 TWO BALL LONNEN FENHAM NEWCASTLE UPON TYNE NE4 9RX



- SECOND FLOOR DANCE STUDIO / OFFICES
- PROMINENT LOCATION, CLOSE TO LOCAL AMENITIES
- GIA : 227.60 M<sup>2</sup> (2,450 SQ FT)
- SUITABLE FOR A VARIETY OF ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION
- NEW FRI LEASE - RENT £8,500 PA.

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*Two Ball Lonnen, Fenham*



## LOCATION

The premises are located on Two Ball Lonnen, Fenham offering good main road frontage to passing traffic and footfall.

All local services and amenities are located close by.

Other occupiers close by include, Coral, William Hill, Subway, Greggs, Nisa Local, One Stop and Post Office.

The exact location is shown on the attached plan.

## DESCRIPTION

The subject premises comprise of a second floor rear self-contained open plan accommodation.

Formally a dance studio the accommodation would lend its self to a variety of uses subject to planning permission.

The accommodation has been subdivided into a dance studio with suspended floor (67.11m<sup>2</sup>), with four additional offices along with a reception and waiting room.

In addition there are male and female WC facilities as well as kitchen area.

Access from this accommodation is via a communal stair case giving pedestrian movement onto Two Ball Lonnen.

Designated car parking is available to the rear by discussion.

## ACCOMMODATION

From onsite measurements the premises provide the following Area (NIA):

### Office / Studio

**227.60m<sup>2</sup> (2,450 sq ft)**

(Excluding WC facilities)

## SERVICES

It is understood the property benefits from all mains services, with the exception of mains gas.

Heating is via wall mounted electric heaters.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

## BUSINESS RATES

It is understood from the Local Rating Authority that the property will need to be reassessed upon occupation.

(All interested parties contact the Local Authority to confirm these figures.)

## PLANNING

The site is suitable for a variety of uses, subject to planning permission.

All interested parties should make their own enquires to the North Tyneside Council.

## TENURE

The site is available on new FRI lease for a term of years to be agreed.

## SERVICE CHARGE

A service charge will be payable for the maintenance and up keep of common areas.

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## RENT

Our client is seeking a rental of £8.500 pa.

Incentives may be available subject covenant and lease term.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

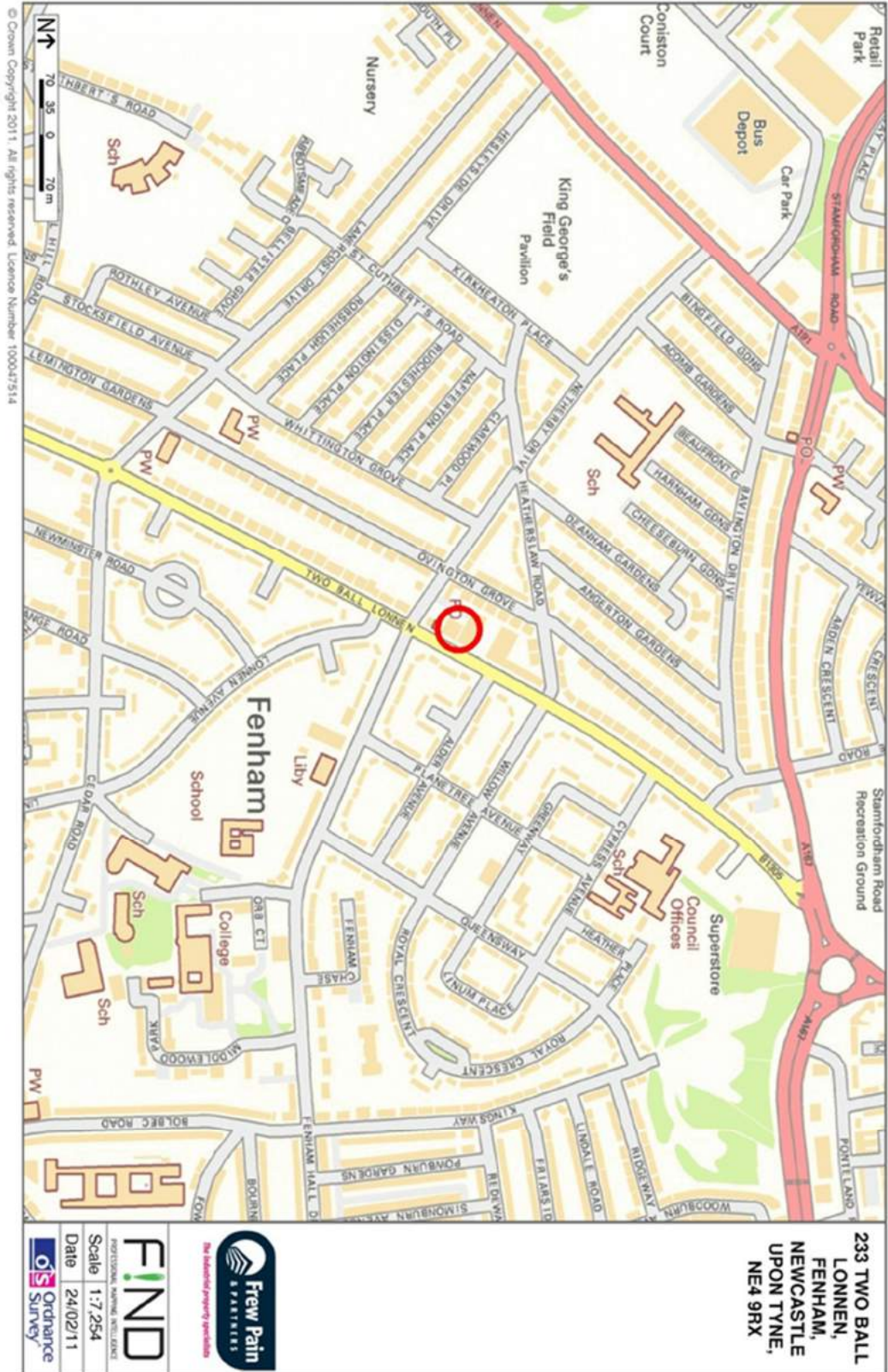
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