## to let



# 118 STATION ROAD WALLSEND TYNE & WEAR NE28 8QS



- SELF CONTAINED RETAIL UNIT
- NIA: 123.81M<sup>2</sup> (1,329 SQ FT)
- PROMINENT LOCATION WITH GOOD FOOTFALL AND PASSING TRAFFIC
- CLOSE PROXIMITY TO WALLSEND METRO STATION

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk





#### **LOCATION**

The subject property is located in Wallsend, approximately 4 miles to the east of Newcastle upon Tyne and accessed by the A193.

Situated on Station Road the property is in a prominent location, benefitting from high footfall and passing trade.

Nearby occupiers include Ramsdens, Hay & Kilner Solicitors, Heron Foods, Greenways and Nisa Local.

The exact location is shown on the attached plan.

#### **DESCRIPTION**

The property is a ground floor retail unit benefitting from a glazed frontage.

Internally the accommodation offers a main retail sales area with contained office to the rear and WC facilities.

Access to the rear is via a single security fire door.

The accommodation is currently fitted to a good standard including carpet tiles to floor and suspended ceiling with recessed lighting.

#### **ACCOMMODATION**

From onsite measurements the premises have the following GIA:

**Ground Floor Sales Area** 

123.81 m<sup>2</sup> (1,329 SQ FT)

#### **SERVICES**

It is understood that property benefits from all mains services.

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

#### **BUSINESS RATES**

We understand from VOA Website that the premises are assessed at:

RV £11,750.

(It is recommended that all interested parties contact the Local Authority to confirm these figures.)

#### **TENURE**

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

#### **RENT**

Our client is seeking a rent in the region of £12,000 p.a.

### ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

#### **VAT**

It is understood that VAT will be not be chargeable.

#### **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:

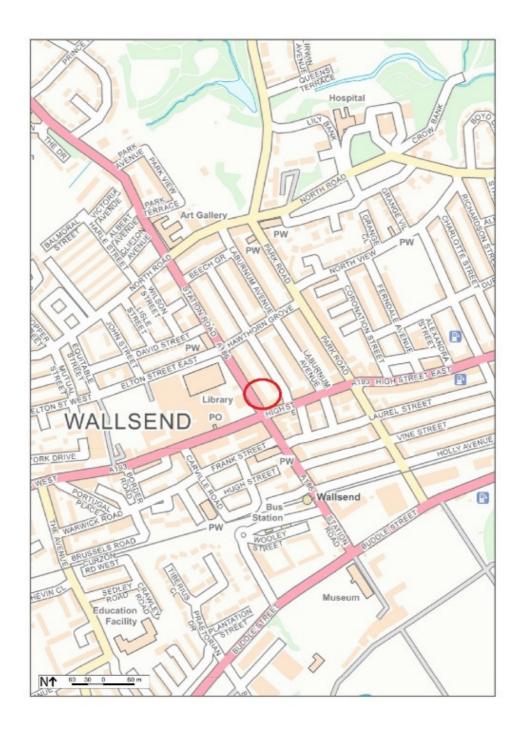
James E F Pain Tel: 07841 871710

**Email:** 

james.pain@frewpain.co.uk

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#### **Map Information**

Scale 1:5948

Date: Reference

Order No: 1938599





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