

to let



The industrial property specialists

118 STATION ROAD WALLSEND TYNE & WEAR NE28 8QS



- SELF CONTAINED RETAIL UNIT
- NIA : 123.81M² (1,329 SQ FT)
- PROMINENT LOCATION WITH GOOD FOOTFALL AND PASSING TRAFFIC
- CLOSE PROXIMITY TO WALLSEND METRO STATION

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Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

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 m²
(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:

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June 2018





Map Information

Scale 1:5948
 Date:
 Reference
 Order No: 1938599

FIND
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