

to let



The industrial property specialists



LAND TO REAR OF NORTHUMBERLAND HUSSAR PUBLIC HOUSE, SACKVILLE ROAD / ROKERBY TERRACE, HEATON, NEWCASTLE UPON TYNE, NE6 5SY

- OPEN STORAGE YARD / COMPOUND.
- TOTAL SITE AREA: 0.08 HECTARES (0.22 ACRES) OR THEREABOUTS.
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSIONS
- NEW LEASE AT £12,000 P.A.

LOCATION

The subject site is located off Sackville Road, which adjoins Chillingham Road, Heaton.

The surrounding area is principally, residential with retail and leisure related uses close by.

All local amenities are located within several minutes' walk from the subject site.

The exact location is shown on the attached plan.

DESCRIPTION

The site was previously the adjacent Northumberland Hussar Public House car park, but was sold off by the previous owner.

In its current form it offers a flat tarmac surfaced, self-contained yard with dedicated entrance.

SITE AREA

From onsite measurements the following areas have been calculated:

Gross Area

0.08ha (0.22 acres)

(Subject to status, incentives may be available).

SERVICES

It is understood that all mains services are connected to the boundary of the site, which includes mains electricity, gas and water, together with mains drainage.

(Further enquiries regarding services should be directed at the main utility operators).

RATEABLE VALUE

From verbal discussions with the Local Rating Authority it is understood that the site will need to be reassessed upon occupation.

(Interested parties should contact the local Rating Authority to clarify these figures).

TENURE

The site is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

RENT

Our client is seeking a rent of 12,000 p.a

A freehold disposal may be considered – full details upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this transaction.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

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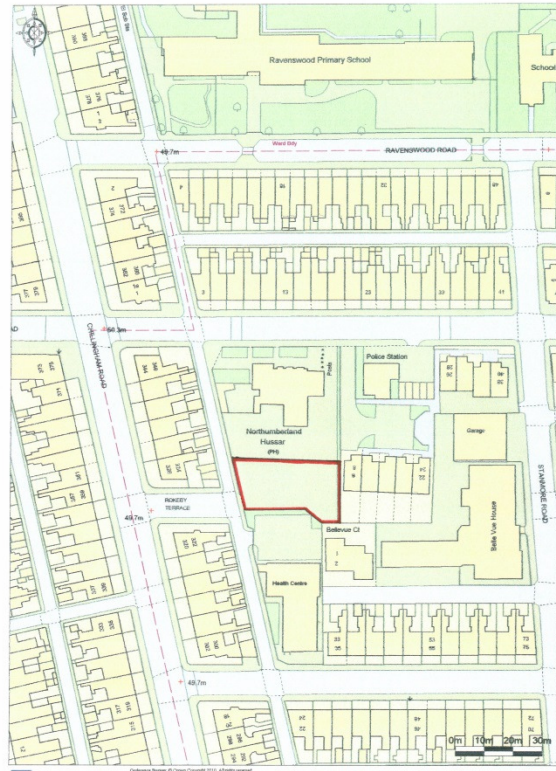


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**LAND AT NORTHUMBERLAND
HUSSAR, SACKVILLE ROAD,
HEATON, NEWCASTLE UPON
TYNE, NE6 5SY**

Frew Pain & Partners
PROFESSIONAL MAPPING INTELLIGENCE
Scale 1:3,000
Date 14/07/13
Ordnance Survey



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