

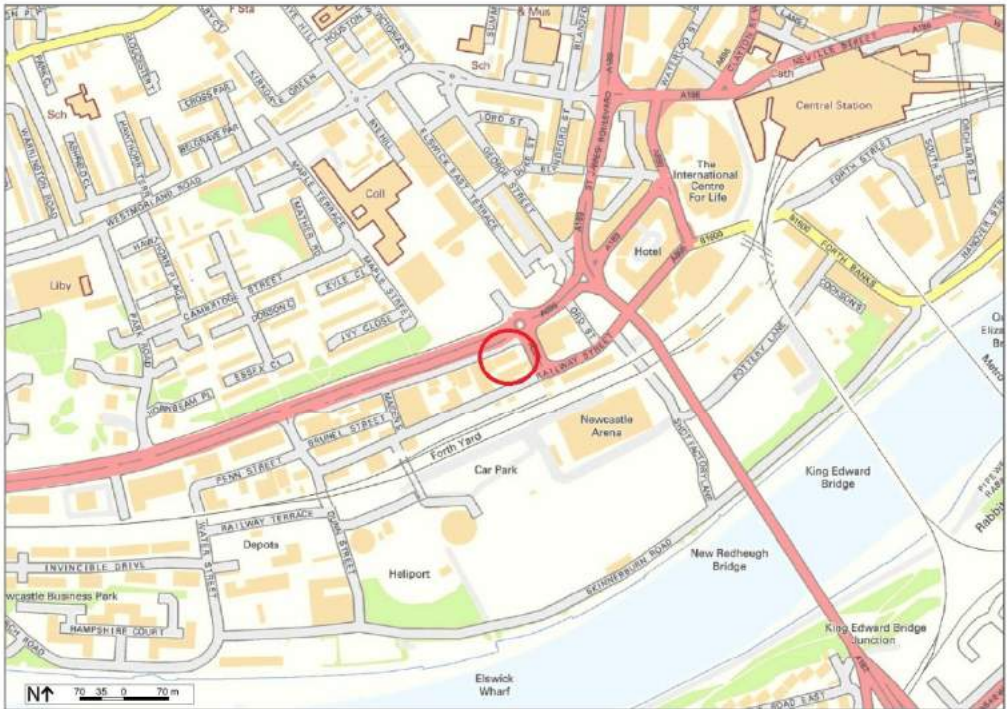
to let

**UNIT 2
SCOTSWOOD ROAD BUSINESS CENTRE
SCOTSWOOD ROAD
NEWCASTLE UPON TYNE
NE4 7AB**



- **REFURBISHED SELF CONTAINED RETAIL UNIT WITH CAR PARKING**
- **ESTABLISHED LOCATION WITH MAIN ROAD FRONTAGE, GIVING HIGH VISIBILITY FROM PASSING TRAFFIC & CLOSE TO CITY CENTRE**
- **NIA: 45.80 M² (493 SQ FT)**
- **SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION**





Plummer Street / Scotswood Road, Newcastle upon Tyne

Map Information
 Scale: 1:7426
 Date: 12/01/17
 Reference:
 Order No: 1783103



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LOCATION

The subject site and premises are located on the corner of Plummer Street / Scotswood Road, Newcastle upon Tyne.

The area is principally commercial offering a good mix of quasi retail, car showroom and trade users, along with warehousing / manufacturing and offices.

All local amenities and services are situated a short distance away in Newcastle City Centre.

Fronting onto Scotswood Road this location benefits from excellent passing traffic with high visibility frontage.

Exact location is shown on the attached plan.

DESCRIPTION

The subject property is a self-contained retail unit located on the ground floor with direct access on to Scotswood Road.

The accommodation is fitted out to basic standard offering full height glazing to three sides.

Dedicated kitchen and WC facilities are located to the rear of the shop.

Car parking is available onsite to the front of the site.

ACCOMMODATION

From onsite measurements the accommodation is as follows (NIA):

Scotswood Road - Ground Floor
Front shop: Under Negotiation

NIA : 45.80 m² (493 sq ft)

SERVICES

It is understood the site and premises benefit from all mains services.

Heating to the shop accommodation is via a communal heating system via radiators.

(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 premises are to be reassessed upon occupation.

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

TENURE

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

RENT

Our client is seeking a rent of £15,000 pa

Incentives may be available subject covenant and lease term.

SERVICE CHARGE

A service charge is payable for the maintenance and provision of common areas and facilities including electric and heating.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

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:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

January 2017

Car Parking



Unit 2



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