



TO LET – RETAIL UNIT

41 Front Street, Whickham, NE16 4EA

Naylors 
Gavin Black
Commercial Property People

FORMER ESTATE AGENT

- Attractive and prominent unit
- Busy location in affluent suburb of Newcastle/Gateshead
- Competitive terms
- New lease

Location

The property is located on Front Street close to the junction with Rectory Lane. Front Street is the main retail thoroughfare through Whickham with many retailers represented. Other local occupiers include Fiori Florists, Whickham Nail Spa, Evergreen Salon and a local barber shop. The St Mary's Green Shopping parade is also within the immediate vicinity.

Description

The property comprises a single storey modern retail unit which is divided into a ground floor sales area with good frontage with rear kitchen and WC facilities.

Accommodation

The premises have the following approximate net internal floor areas:

	Sq M	Sq Ft
Retail Sales	25.71	277
Kitchen	2.59	28
Total	28.3	305

Terms

A new lease is available for a term to be agreed.

Rent

£15,000 per annum exclusive of VAT, rates and other building outgoings.

Use

The premises were previously occupied as an estate agency.

Rateable Value

According to the Valuation Office Agency website the property has an adopted Rateable Value of £10,000. The premises therefore are below the £12,000 threshold meaning that tenants should qualify for 100% relief.

EPC

The EPC rating will be obtained in due course.

Legal Costs

Each party will be responsible for their own legal/professional fees.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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