



## Ground Floor Self Contained Retail Unit

701 Sq Ft (65.12 Sq M)

- Prime location on Benton Road Retail Parade
- New Lease Available
- Undergoing refurbishment

For further information please contact:

Ellie Combe  
E: [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk)  
DD: 07544655575

Jessica Ross  
E: [jessica@naylorsgavinblack.co.uk](mailto:jessica@naylorsgavinblack.co.uk)  
DD: 07702528881

Second Floor  
One Strawberry Lane  
Newcastle upon Tyne  
NE1 4BX  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## TO LET

331 Benton Road, Newcastle Upon Tyne,  
Tyne and Wear, NE7 7EE

### Location

The property is located on a busy parade of shops roughly 3 miles North of Newcastle City Centre. Four Lane Ends Bus and Metro Interchange is located around 5 minutes' walk from the unit, as well as Northumbria Universities Coach Lane campus being around a 5-minute drive from the premises. Nearby occupiers include Subway, Greggs, Iceland and a Tesco Express / Esso garage.

### Description

The retail unit benefits from full glass frontage which leads to an open plan retail area with a small kitchen to the rear.

The property will undergo a refurbishment and will benefit from the following specification:

- Kitchen/kitchenette
- Installation of LED lighting
- New Flooring
- Redecoration throughout
- WC facilities

### Accommodation

The property has been measured and comprises the following net internal areas:

	Sq Ft	Sq M
<b>Total</b>	<b>701</b>	<b>65.12</b>

### Rent

£12,000 Per Annum.

### Term

The property is available to let on a full repairing and insuring terms.

### EPC

To be reassessed after refurbishment works are completed.

### Rateable Value

To be reassessed after refurbishment works are completed.

### Legal Costs

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

### VAT

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

### 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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



## TO LET

331 Benton Road, Newcastle Upon Tyne,  
Tyne and Wear, NE7 7EE



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

- (i) 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.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order