



Prime Retail Unit

469 Sq Ft (43.57 Sq M)

- Busy location in affluent suburb of Gateshead/Newcastle
- Currently fitted out for hairdressing use
- Glass fronted display window
- Self-contained retail premises
- New Lease

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TO LET

27 Front Street, Whickham, Newcastle Upon Tyne, Tyne And Wear, NE16 4EA

Location

The property occupies a prominent position on Front Street, close to its junction with Rectory Lane, in the centre of Whickham's main retail area.

Front Street serves as the town's principal shopping thoroughfare and is home to a variety of established retailers. Nearby occupiers include Flori florists, Kato Pan Asian and Whickham Jewellers.

Description

The property consists of a modern, single-storey retail unit, offering a well-presented ground floor sales area with excellent frontage, as well as staff facilities, storage space, and a WC to the rear.

Accommodation

The property has been measured and comprises the following floor area:

	Sq Ft	Sq M
Total	469	43.57

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£15,000 Per Annum

Building Insurance

There is a building insurance premium payable. This is available upon request.

EPC

The property has an EPC rating of an E (125).

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 government threshold meaning that some tenants should qualify for 100% relief.

Legal Costs

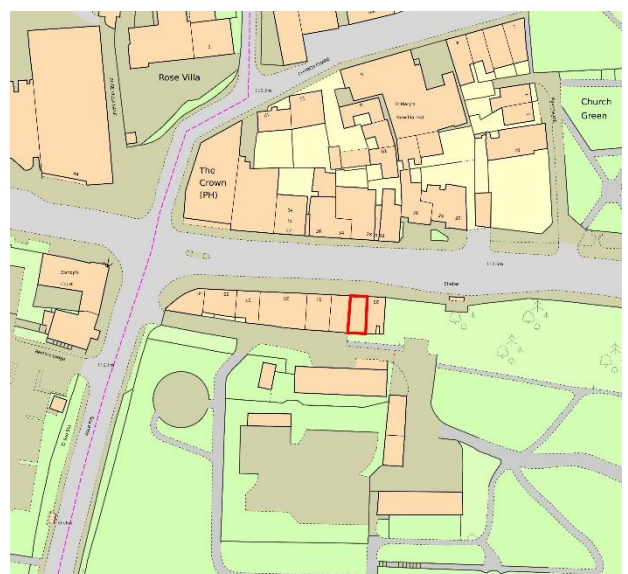
Each party to be responsible for their own legal costs incurred in this transaction.

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.

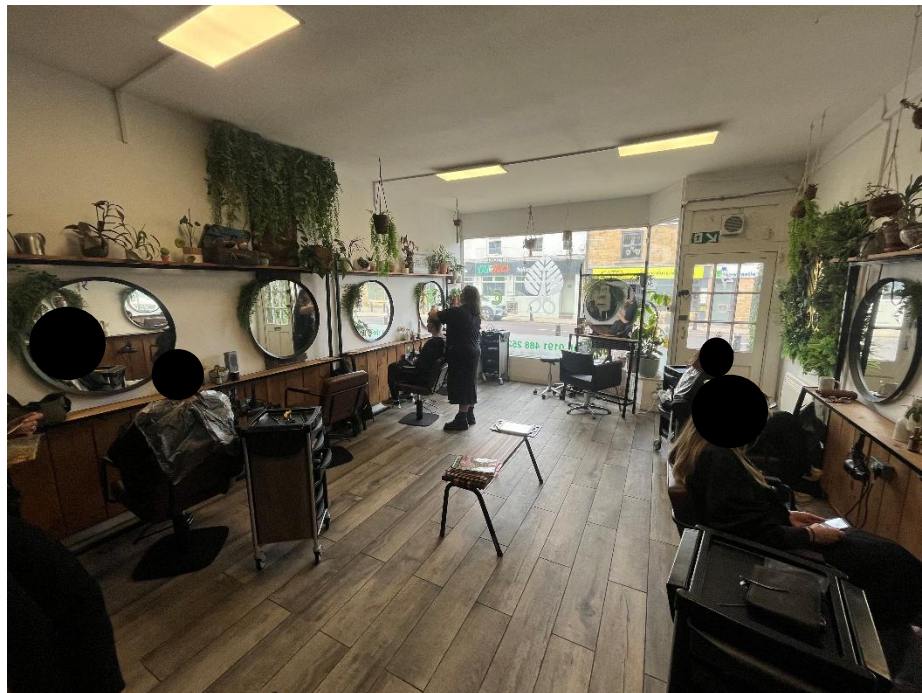
Code of Practice

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.



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