

TO LET

13A Mallowburn Crescent, Newcastle Upon Tyne, Tyne and Wear, NE3 3YL



Retail Unit

310 Sq Ft (28.8 Sq M)

- Located on small shopping parade
- Situatable to a range of users
- New Lease available
- Secure shopfront with roller shutter
- Rear property access

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Location

The property is situated in Kenton, a well-established residential suburb in the North West of Newcastle upon Tyne, England. The area benefits from its proximity to Gosforth and the Town Moor to the south, offering both a pleasant suburban setting and convenient access to green space.

Excellent transport links are available, with Newcastle International Airport located to the west and easily accessible via nearby road networks.

Description

The premises comprise a ground floor retail unit positioned within a small parade of local shops. Nearby occupiers include Pizza King takeaway, a hair salon, and a newsagent, all of which help to generate a steady and reliable level of local footfall. The unit is ideally suited for a variety of retail or service-based uses, benefiting from both visibility and accessibility in this popular neighbourhood setting.

Accommodation

The property has been measured and comprises the following area:

	Sq Ft	Sq M
Total	310	28.8

Terms

The property is available by way of a new FRI lease.

Rent

£7,500 Per Annum

Service Charge

Available upon request.

Building Insurance

There will be a building insurance premium payable. More information available upon request.

EPC

To be assessed.

Rateable Value

According to the VOA, the property has a rateable value of £2,200. 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.

Anti-Money Laundering

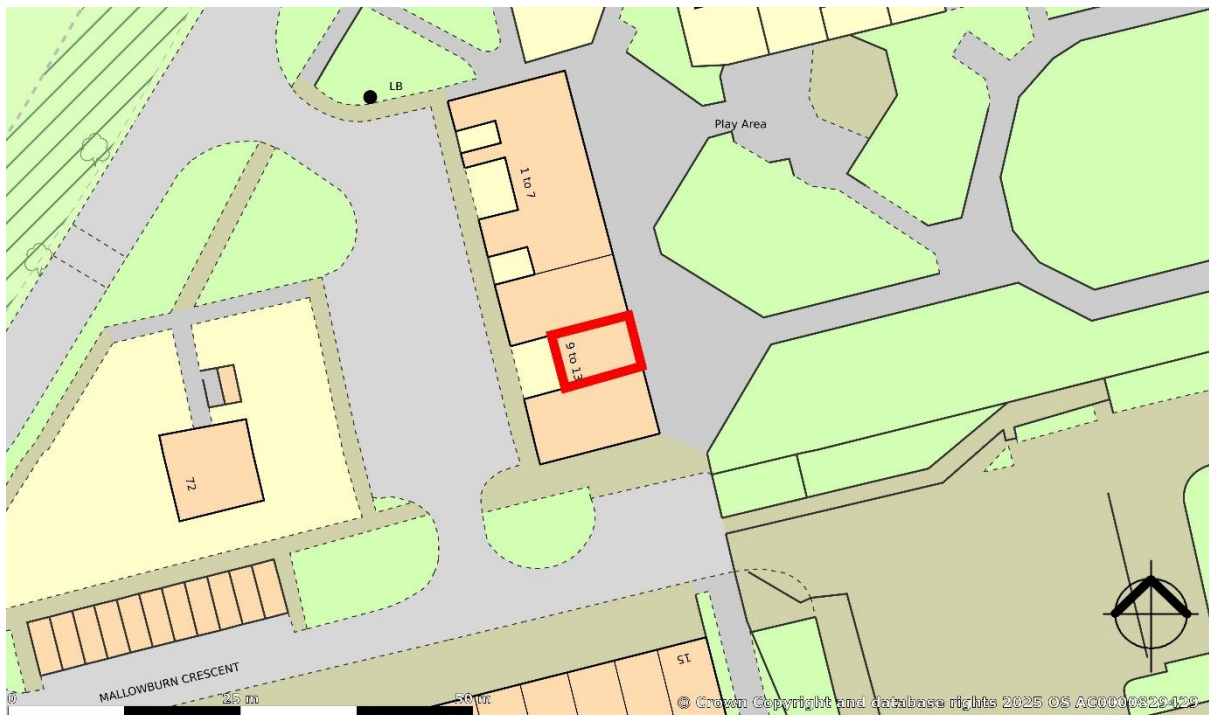
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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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