



## Prominent Retail Unit

1,331 Sq Ft (123.65 Sq M)

- Popular Tyne Valley Village
- Located on the Main Street
- Corner position with large ancillary area at the rear
- Suitable for a variety of uses subject to planning
- New lease available

For further information please contact:

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: 07834328678

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

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

## Location

Crawcrook is a village in the Metropolitan Borough of Gateshead. It lies in the Tyne Valley midway between Prudhoe and Ryton. Blaydon is approximately 3 miles to the east and Newcastle City Centre is approximately 8 miles to the east.

The premises are situated in the commercial area of the village. Main Street is designated the B6317 and connects with the A695 to the south west and also Ryton Village to the east. Main Street is made up of a number of local traders together with a new Co-op food store and a One Stop store. To the south of Main Street there is Crawcrook Medical Centre and car parking.

## Description

Ground floor retail premises with fluorescent lighting and new floor covering. There is a large ancillary area at the rear with kitchen and WC facilities. The unit also has one car parking space with the balance of the spaces for the flats above.

## Accommodation

The property has the following areas:

	<b>Sq Ft</b>	<b>Sq M</b>
Shop	522	48.49
Rear	113	10.5
Ancillary	585	54.35
Kitchen	80	7.43
WC	31	2.88
<b>Total</b>	<b>1,331</b>	<b>123.65</b>

## Rent

£14,400 per annum.

## EPC

The EPC rating on this property is C56.

## Rateable Value

According to the VOA website the unit has an RV of £8,600 on which basis the tenant may be able to qualify for 100% relief subject to status.

## Legal Costs

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

## VAT

The property is not elected for VAT.

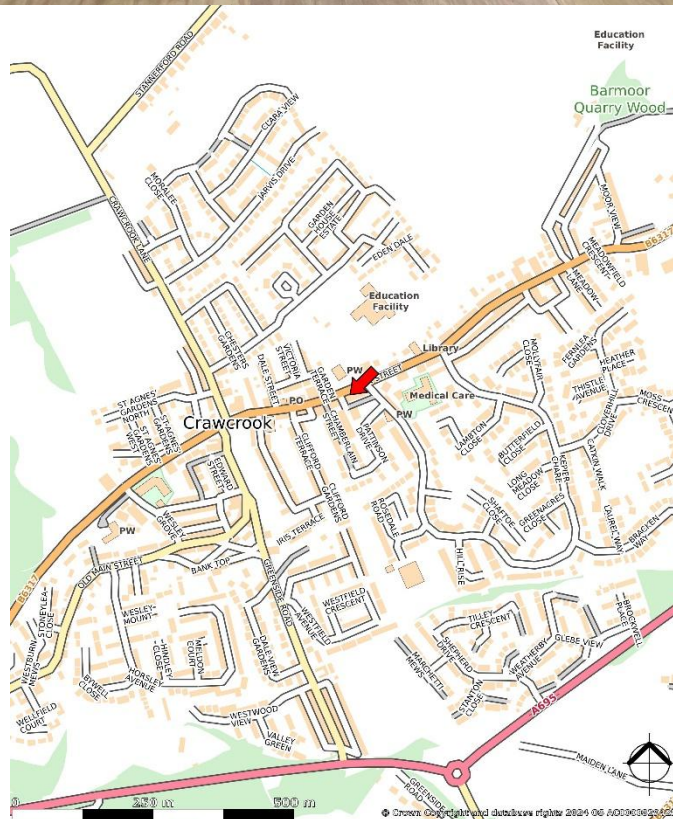
## Anti-Money Laundering

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.





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