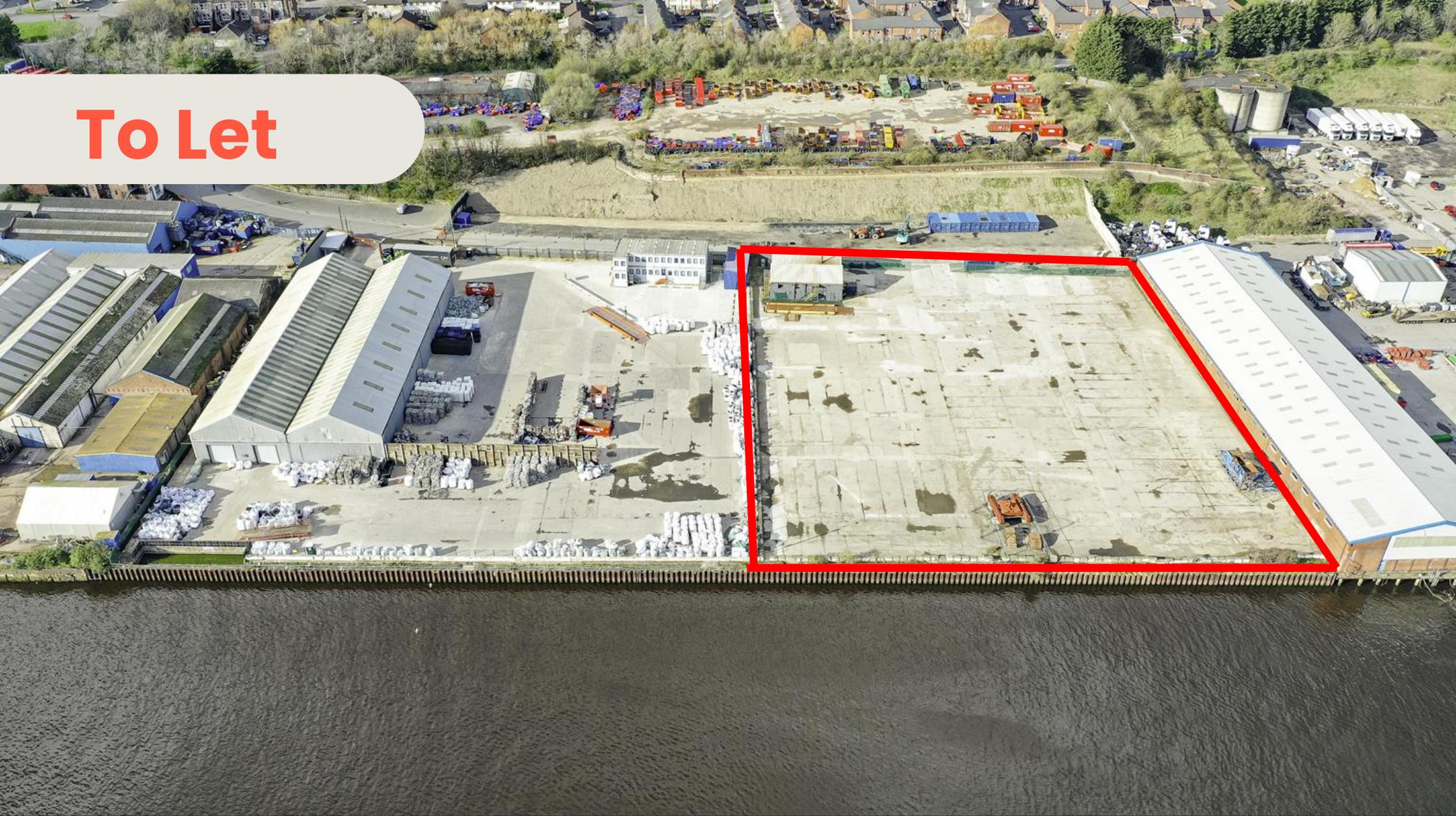


**To Let**



**Potter Street**

Wallsend, Tyne & Wear, NE28 6UE

 **naylors**

# To Let

## Industrial Site

### 2.2 Acres

- 2.2 acres
- Fenced concrete yard
- Access to A19/Tyne Tunnel
- Small workshop on site
- River frontage

#### Location

The site is located on Potter Street Wallsend approximately 1 mile to the west of the A19/Tyne Tunnel giving excellent access to both the south and the north of the region. Newcastle City Centre is approximately 7 miles to the west and Sunderland City Centre approximately 12 miles to the south east.

#### Description

The site extends to approximately 2.2 acres and is fenced and secure. Access is via Potter Street and a private access road. The site is fully concreted and ready for immediate occupation.

#### Site

The site is shown outlined in red on the aerial photograph and extends to approximately 2.2 acres.

#### Terms

Available by way of a full repairing and insuring lease for a term and rent to be agreed.

#### Quoting Rent

£110,000 per annum exclusive.

#### Planning

Interested parties are advised to make their own enquiries with regards to planning uses directly with North Tyneside Council.

#### Business Rates

Interested parties are to make their own enquiries with the relevant rating authority.

#### Services

It is understood that all mains services are available to the site. Interested parties should contact all service providers to satisfy their own requirements.

#### Legal Costs

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

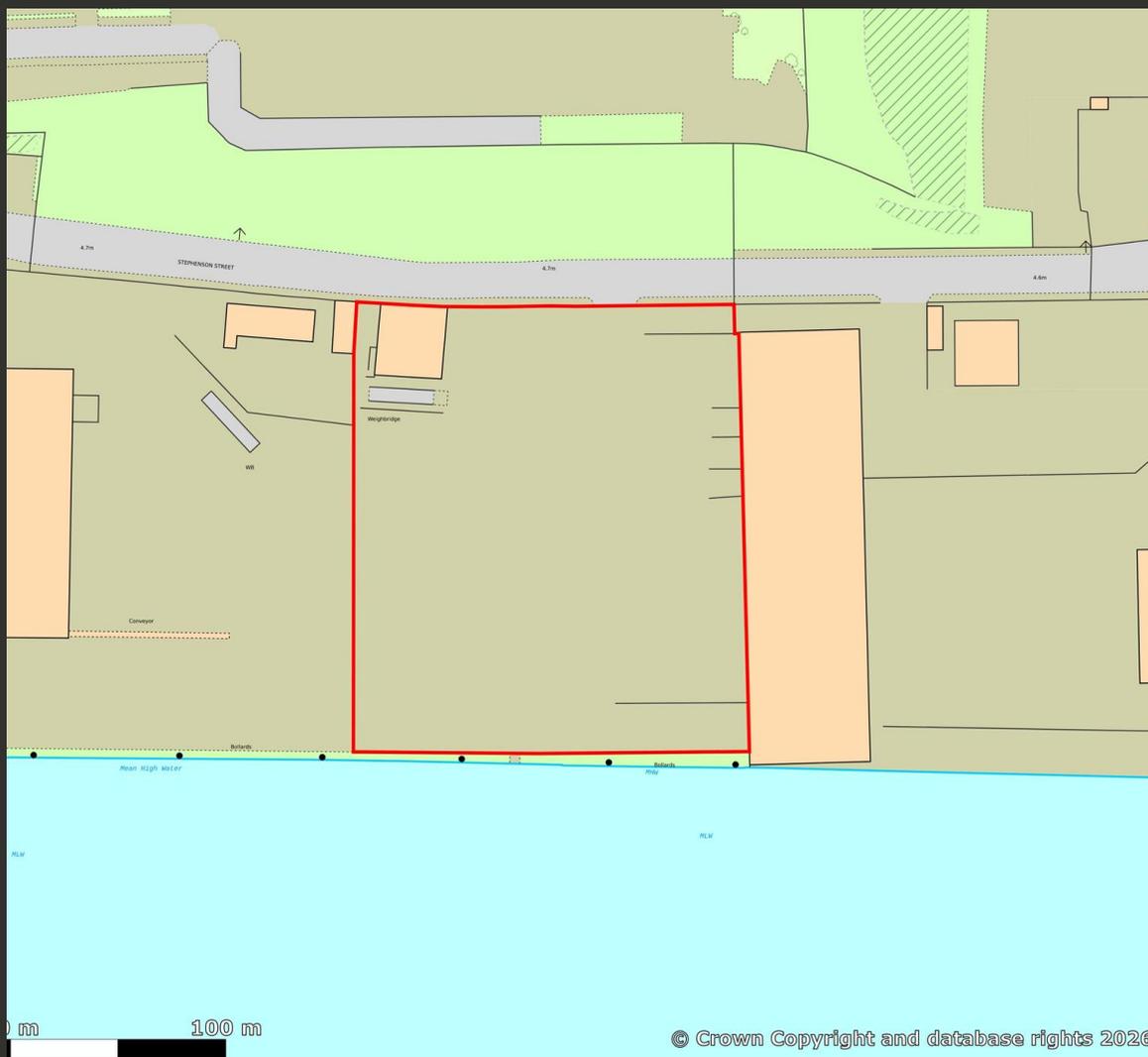
#### VAT

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 tenant(s).





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