

Retail Premises To Let

34 High Street, Wallsend, NE28 8PQ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Retail unit to let
- Total size of 47.2m² (508ft²)
- Prominent location

- EPC Rating D84
- Large glass frontage
- May be suitable for a variety of uses STPP

Rent of £7,500 per annum

LOCATION

The subject property is located on the corner of High Street East and Chestnut Street in Wallsend. High Street East forms part of the A193 and is a main road through Wallsend town centre and the A193 provides access to the North Tyneside coast to the east and Newcastle upon Tyne city centre, which is 4 miles to the west.

High Street East is a popular and established retail and business location in Wallsend and has local and national occupiers including Nationwide Building Society, Blueline Taxi's, Lloyds Bank, Hair Topics, Lloyds Pharmacy and Sopranos.

The property benefits from being within close proximity to local public transport links with bus stops located on High Street East, Wallsend Metro Station just 0.2 miles away and nearby road links include A187 which is 0.3 miles away, the A1058 (Coast Road) is 0.8 miles away and A19 is 2 miles away

DESCRIPTION

The subject property comprises a mid terrace retail unit which is arranged over ground floor. The unit comprises a sales area with storage and WC facilities.

The property benefits from a glass frontage onto High Street and roller shutter security.

ACCOMMODATION

Total 47.2m² 508ft²

EPC RATING

D84



RATING ASSESSMENT

We understand that the rateable value will need to be reassessed and interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease at £7,500 (Seven Thousand Five Hundred Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on High Street East



0.2 miles from Wallsend Metro Station



Situated on High Street (A193)
0.8 miles from A1058
0.3 miles from A187



10 miles from Newcastle International Airport