

RETAIL/ OFFICE SPACE TO LET

84 High Street West, Wallsend,
NE28 8JD

- Prominent corner position
- Popular high footfall area
- Total size of 320m² (3,445ft²)
- EPC Rating 67 C
- Prime Pitch in Wallsend
- May be suitable for a variety of uses

Rent of £16,500 per annum

BradleyHall



LOCATION

The property is prominently located in Wallsend at the intersection of High Street West and Carville Road. Its position on High Street provides excellent road connections to Newcastle City Centre and the North Tyneside coast.

High Street is one of Wallsend most popular locations, it is made up of a vast number of retailers including Aldi, Wetherspoons, The Forum Shopping Centre and KFC. Due to the variety of local and national occupiers, the area draws in a high footfall count making it a great location for customer based businesses.

Wallsend Metro can be found 0.2 miles away providing public transport to the area. Additionally, High Street West is serviced by local bus routes with the closest stop being located outside the property.

DESCRIPTION

The premises is arranged over a ground and first floor. The ground floor comprises of a spacious area, with partitioned rooms that can be used for client interaction towards the rear, it also benefits from a returned glass frontage.

The first floor has an open space which could be utilised for a variety of uses including office space or an extended retail area. There is also a kitchen, WC facility, and additional rooms for storage.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Ground Floor	170 m ²	1,830 ft ²
First Floor	150 m ²	1,615 ft ²
Total	320 m²	3,445 ft²

EPC RATING

67 C



Car parking within
0.2 miles
Adjacent to High
Street West bus stop
0.2 miles from A197
0.8 miles from A1058
0.2 miles from
Wallsend Metro



5 miles from
Newcastle City
Centre
3 miles from Benton



RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £13,250 and the estimated rates payable for the current year is £6,611.75 This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed at a rent of £16,500 (Sixteen Thousand Five Hundred Pounds) per annum.

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AGENTS NOTES

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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.

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.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



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