

TO LET

(By way of assignment)

High Street Retail

johnson
tucker

chartered surveyors & property consultants

**237-239 Chillingham Road
Heaton
Newcastle upon Tyne
NE6 5LJ**



- Prominent high street retail unit
- Well-appointed throughout
- Nearby occupiers including Subway, Greggs, Tesco and Sainsbury's
- Size: 119.68 sq m (1,288 sq ft)
- Passing Rent: £16,000 per annum
- Landlord may consider new lease



Johnson Tucker LLP, The Boathouse, Newburn, Newcastle upon Tyne, NE15 8NL
T: 0191 269 7890 E: info@johnsontucker.co.uk W: www.johnsontucker.co.uk



LOCATION

The property is located in the densely populated suburb of Heaton, situated 2 miles north east of Newcastle City Centre. The Metro station is located to the south end of Chillingham Road with the busy Coast Road located to the north. The property occupies a prominent position on the street with other nearby occupiers including Subway, Greggs, The Naked Deli, TSB Bank, Sainsbury's and Tesco Express.

DESCRIPTION

The property comprises a ground floor mid-terraced retail unit. The unit benefits from a large glazed frontage and a wooden floor throughout the front sales area. The ancillary space includes a staff break out/kitchen area and a separate office. Whilst there is also a large storage room currently used as kitchen facility for baked goods. There are separate customer and staff WCs.

ACCOMMODATION

Front Sales Area	61.06 sq m	(657 sq ft)
Break out/office	18.72 sq m	(201 sq ft)
Commercial Kitchen	39.9 sq m	(429 sq ft)
Net Floor Area	119.68 sq m	(1,288 sq ft)

TERMS

The property is currently let at £16,000 per annum and is available by way of an assignment of the existing lease which expires 09/10/2021. Alternatively the landlord may consider a new lease on terms to be negotiated.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Shop & Premises: £19,000

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound

LEGAL COSTS

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

EPC

The property has an energy performance certificate rating of E102

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

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.

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen on 0191 2697892 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Johnson Tucker LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

