



FOR SALE or TO LET:

**704 West Road
Denton Burn
Newcastle upon Tyne
NE5 2UR**

**Price: £120,000 stc
Rent: £10,000 p.a.
Available: Immediately**

A highly prominent retail unit with the benefit of A2 consent and well located in this neighbourhood retail parade close to the A1 Trunk Road. The long leasehold is available for sale with vacant possession or the property can be let on a new FRI lease.

LOCATION

The property is situated in the Denton Burn area of Newcastle upon Tyne, approximately 3 miles west of the City centre and enjoys frontage on to the A186 close to its junction with the A1 Trunk road.

Other shops in the immediate vicinity include a Co-op food store and a range of independent retailers. The area is densely populated and there is also public library, pub and restaurant in the vicinity. There is parking nearby and the area is well served by public transport.

PROPERTY DESCRIPTION

The premises form the ground floor of a two storey building in a highly prominent location on the corner of Fore Street.

The double fronted traditional retail unit was most recently a bookmakers shop and provides a predominantly open sales area with counter, ancillary storage and public and staff w.c. facilities.

ACCOMMODATION

Sales Area	61.50 sq.m	662 sq.ft
Public WC		
Staff WC and lobby		
Ancillary Store		
Total	66.50 sq.m	716 sq.ft

SALE TERMS

The property is held on a 999 year lease from 2007 and is offered for sale at a premium of £120,000 subject to contract.

LEASE

Alternately, the property is available on a new full repairing lease for a term to be agreed by negotiation.

INSURANCE

The tenant will be required to insure the premises.

RENT

£10,000 per annum exclusive

RATES

The VOA website confirms the property in the April 2010 List as:

Shop and Premises: Rateable Value 9,000

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction.

VAT

The premises are not elected for VAT and all figures quoted in these particulars are net of VAT.

DETAILS PREPARED

June 2016

IMPORTANT NOTICE

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