



TO LET

Prominent Retail Unit

10-12 High Street East, Wallsend, Tyne and Wear, NE28 8HU


Naylors

Commercial Property People

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- Prominent town centre location
- Ground floor sales 1,124 ft² (105 m²)
- Rear access loading
- Situated opposite The Forum Shopping Centre

Location

The property is located in Wallsend which is a town in the borough of North Tyneside, North East of England.

Wallsend is well connected to the rest of the region through strong public transport links namely the metro system and the number 22 bus which runs frequently to and from Newcastle city centre. Wallsend is also accessible via the A19 and the Coast Road.

The premises is situated in a prominent position on High Street which is Wallsend main retail thoroughfare and is located opposite The Forum Shopping Centre which is Wallsend premier shopping destination.

High Street is home to national and local retailers alike, including Betfred, Costa, Specsavers, Shoezone and KFC.

Description

The property comprises ground floor retail with W/Cs and kitchen space to the rear and first floor storage accommodation.

The premises benefits from air conditioning, a glazed frontage in addition to electric roller shutters on the front. The property also benefits from rear access loading.

Accommodation Schedule

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas:

	M ²	Ft ²
Ground Floor Sales	104.53	1,124
Ground Floor Kitchen/Staff Room	11.20	121
First Floor	69.60	749

Services

We understand that all mains services are connected to the property.

Lease Terms/Rent

Available by way of a sublease on full repairing and insuring terms for a term of years to be agreed at an asking rent of £16,500 per annum.

Rates

Rateable Value (2017) : £14,000

Interested parties are advised to make their own enquiries with the Local Authority for the rates payable.

EPC

EPC rating D (85)

A full copy of the Energy Performance Certificate is available for inspection upon request.

Legal Costs

Each party will be responsible for their own legal costs involved in drafting and executing the lease.

VAT

All figures quoted are exclusive of VAT if applicable.

Further Information

For general enquiries and viewing arrangements please contact Penny McAteer on 0191 2327030 or email: pennymcateer@naylor.co.uk

NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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