

## TO LET

41 Front Street, Whickham, Newcastle  
Upon Tyne, Tyne And Wear, NE16



### Prime Retail Unit

305 Sq Ft (28.33 Sq M)

- Attractive retail unit
- Newly Refurbished
- Competitive Terms
- Busy location in affluent suburb of Newcastle/Gateshead

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### Location

The property is located on Front Street close to the junction with Rectory Lane. Front Street is the main retail thoroughfare through Whickham with many retailers represented. Other local occupiers include Fiori Florists, Whickham Pharmacy and directly opposite is The Crown Whickham. The St Mary's Green Shopping parade is also within the immediate vicinity.

### Description

The property comprises a single storey modern retail unit which is divided into a ground floor sales area with good frontage with rear kitchen and WC facilities.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Retail Unit	305	28.33
<b>Total</b>	<b>305</b>	<b>28.33</b>

### Terms

A new lease is available for a term to be agreed.

### Rent

£15,000 Per Annum

### EPC

The EPC rating will be obtained in due course.

### Rateable Value

According to the Valuation Office Agency website the property has an adopted Rateable Value of £10,000. The premises therefore are below the £12,000 threshold meaning that tenants should qualify for 100% relief.

### Legal Costs

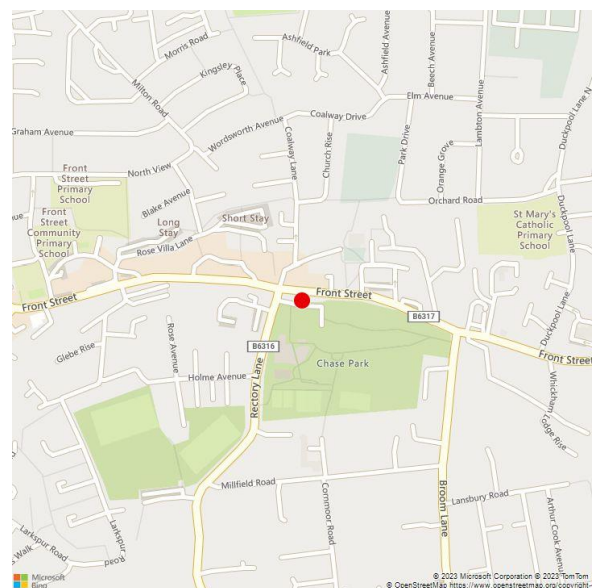
Each party to be responsible for their own legal costs incurred in this transaction

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

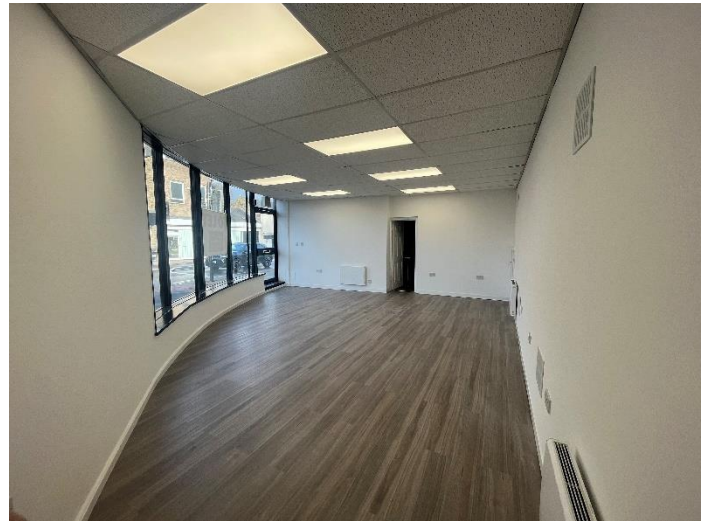
### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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