



226 High Street East, Wallsend NE28 7RX

- Corner Retail Unit with Separate Garage
- Floor Area 70.77 sq.m. (761.75 sq.ft.)
- Busy Main Road Position
- Suitable For A Variety of Uses (STPP)
- New Flexible Lease Terms Available
- Garage Area 22.41 sq.m. (241.21 sq.ft.)

Initial Rent: £9,600 per annum

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Location

The property is located on High Street East, Wallsend. It is situated in the central business district of the town and is surrounded by retailers and professional service companies including banks, building societies and estate agents. Wallsend is a densely populated area on the north side of River Tyne and is approximately 4 miles east of Newcastle City Centre which is easily accessed via the A1058 Coast Road which also links Wallsend to Tynemouth at the coast approximately 5 miles east. Also within easy reach is the Tyne Tunnel and the A19 leading to the A1(M).

Description

The property is on the ground floor of a well presented two storey end terrace building of red brick construction with pitched slate roof. Internally the property consists ground floor vacant retail unit and vacant garage.

Retail Unit

The retail unit has a floor area circa 70.77 sq. m. (761.75 sq. ft.). It was previously occupied by a letting agent but would suit a variety of uses subject to the correct use class, it has access both front, side and rear.

Garage/Workshop

The garage being 22.41 sq. m. (241.2 sq. ft.) is being sold with vacant possession, it has lighting and power points.

External

Externally the property comes with small private yard to the rear.

Area	sq. m.	sq. ft.
Retail Area	33.41	359.62
Office	31.17	335.51
Kitchen	3.19	34.33
W/C	3.0	32.29
Garage	22.41	241.21
Total	93.18	1,002.96

Viewing

Strictly by appointment through this office.

Rent

£9,600 per annum

**Rent returns to £10,800 pa from Year 2*

A new flexible lease term is available

Rateable Value

The 2023 Rating List entry is Rateable Value £2,300

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: H689 (version 1)

Updated July 2023

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