



## 701b West Road, Newcastle upon Tyne, NE15 7QQ

- Ground Floor Retail Unit
- New Shop Front / Electric Shutters
- Excellent Passing Trade
- Floor Area circa 66.33 sq. m. (714 sq. ft.)
- New Lease Terms Available
- Suitable for a Variety of Uses

**Rent: £8,000 per annum**

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## Location

The property is situated on the West Road close to one of the busiest intersections in the west end of Newcastle upon Tyne being just off the A1. The West Road leads directly to Newcastle City Centre.

## The Premises

The unit is located on the ground floor of a two storey parade of retail units. The floor area is circa 66.33 sq. m. (714 sq. ft.) consisting open plan retail area.

The unit is currently used as storage for Best One but is being offered with vacant possession, a new shop front and electric roller shutters have been installed.

## Tenure

Leasehold – A new lease is available terms and conditions to be agreed.

## Rent

£8,000 per annum

## Costs

The ingoing tenant is responsible for the costs relating to the preparation of a new lease.

## Rateable Value

The 2023 Rating List Entry is Rateable Value £8,000

## EPC Rating

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## Important Notice

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Ref H458a

Updated May 2025

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