



## 31 Heaton Road, Newcastle upon Tyne NE6 1SA

- Ground Floor Retail Unit
- New Flexible Lease Terms
- Suitable for a Variety of Uses
- Floor Area 63 sq. m. (678 sq. ft.)
- Excellent Passing Trade
- Former Pharmacy

**Rent: £12,000 per annum**

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## Location

The premises are situated on Heaton Road which runs parallel with Chillingham Road and has a range of retail and professional outlets, this particular part of Heaton Road is being included in a regeneration programme which will undoubtedly increase the profile of the street. Heaton lies approximately 3 miles to the east of Newcastle upon Tyne.

## Description

An end terrace single storey building with flat roof consisting reception area, office with stairs leading to two further rooms and W/C facilities.

The unit was formally occupied by a pharmacy but would suit a variety of uses subject to the correct use class.

## Floor Area

Circa 63 sq. m. (678 sq. ft.)

## Tenure

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

## Rent

£12,000 per annum

## Costs

The incoming tenant is responsible for any costs relating to preparation of the lease.

## EPC Rating

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## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £6,200.

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.

## Insurance

The landlord will insure the building and recover the costs from the incoming tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## 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.

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