



## Unit 3 Brentwood Grove, Wallsend NE28 6PT

- Retail Unit / Showroom
- Suitable for a Variety of Uses
- New Lease Terms Available
- Floor Area 97.5 sq. m. (1,049 sq. ft.)
- Parking on Site
- Well Presented

**Rent: £9,000 + vat per annum**

# COMMERCIAL

## Location

The unit is situated on Brentwood Grove to the East of Wallsend Town Centre. It is surrounded by a mixture of small industrial units and residential properties.

## Description

The unit consists open plan retail unit / showroom with stores to the rear. It is well presented and would suit a variety of uses subject to the correct use class.

## Floor area

Floor Area 97.5 sq. m. (1,049 sq. ft.)

## Tenure

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

## Rent

£9,000 + vat per annum

## Viewing

Strictly by appointment through this office.

## Costs

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

## Insurance

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

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £4,750

## 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: H875 (Version New 1)**

**Prepared 26 January 2024**



# COMMERCIAL





# COMMERCIAL



Area Highlighted in Blue