



## 8 Newlands Ave, Melton Park, Gosforth NE3 5PT

- Ground Floor Retail Unit
- Flexible Lease Terms Available
- Ample Free Parking
- Excellent Road Links
- Floor Area 69.8 sq. m. (751 sq. ft.)
- Suitable for a Variety of Uses
- Small Business Rate Relief
- Desirable Affluent Location

**Rent: £11,500 per annum**

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## Location

The unit is located on Newlands Ave within the desirable Melton Park Estate in Gosforth. It is easily accessible being just off the (B1318 Great North Road).

## Description

A ground floor retail unit circa 69.8 sq. m. (751.8 sq. ft.) within a mid terrace two storey property with pitched roof. The unit is currently tenanted by a Bridal business who will be vacating 1<sup>st</sup> August 2024. It would suit a variety of uses subject to the correct use class.

Area	Sq. m.	Sq. ft.
Retail Area	37.89	407.84
Dressing Room	11.02	118.61
Office	10.19	109.68
Office/Kitchen	8.37	90.09
W/C Facilities	2.38	25.61
<b>Net Internal</b>	<b>69.85</b>	<b>751.8</b>

## Tenure

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

## Rent

£11,500 per annum (paid monthly in advance £958.33)

## Deposit

£2,875 (3 months rent)

## Costs

The incoming tenant is liable to a contribution towards the lease circa £1,000 plus vat (£1,200 inc vat).

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £3,450

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.

## EPC Rating

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## Important Notice

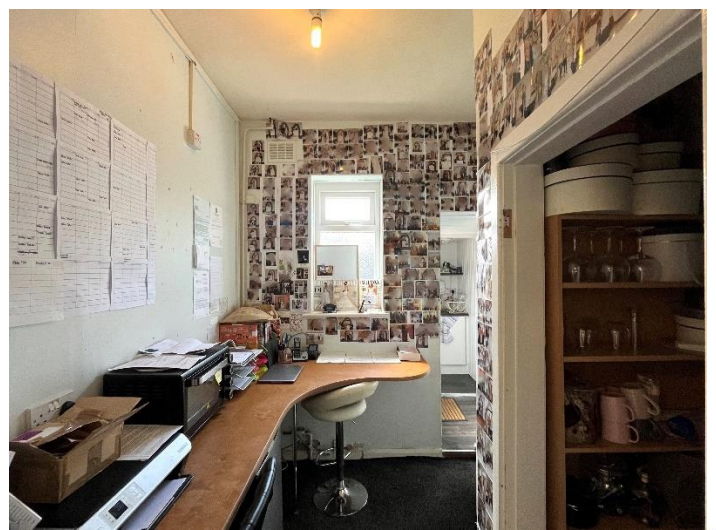
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3. Any areas, measurements and distances given are approximate only.

**Ref: I012 (Version 1)**

**Prepared: 23<sup>rd</sup> May 2024**



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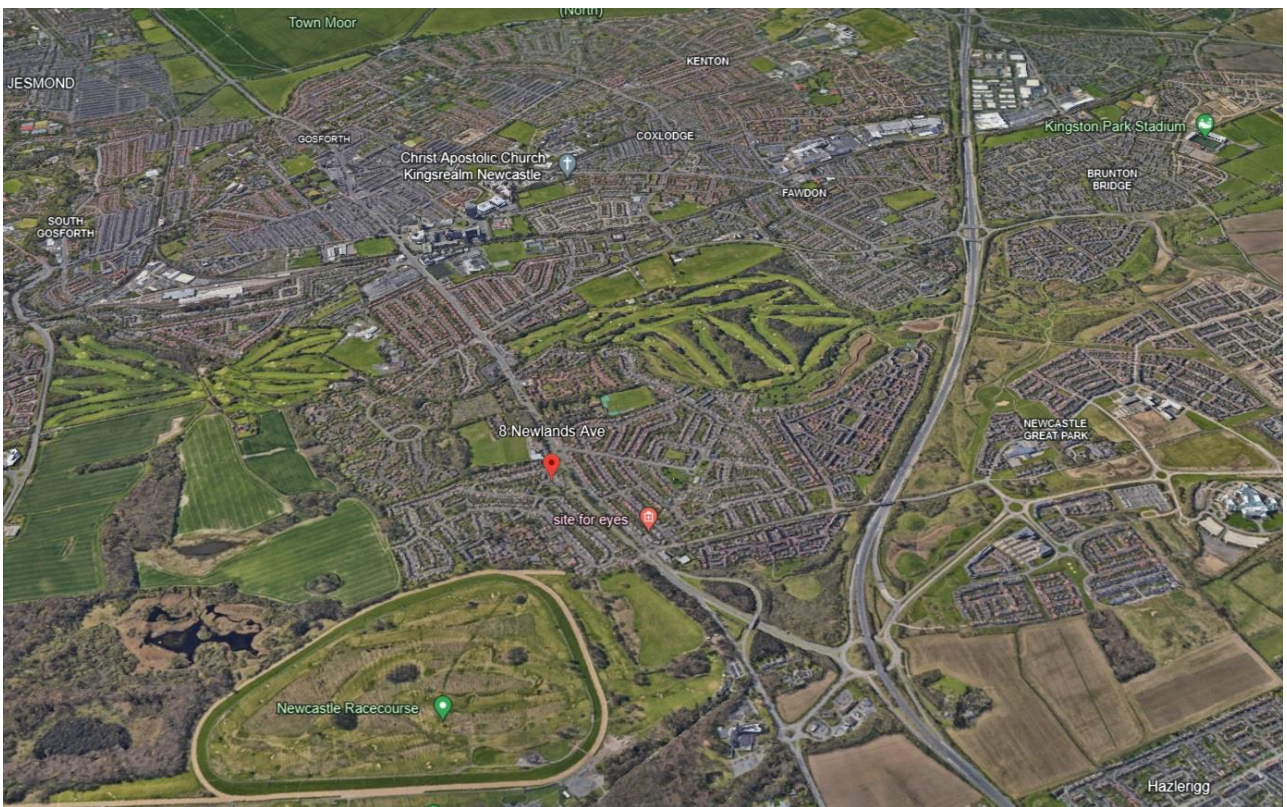


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