



## 62 Ponteland Road, Cowgate, Newcastle upon Tyne NE5 3AR

- Ground Floor Retail Unit
- Vacant Possession
- Excellent Footfall & Passing Trade
- Electric Roller Shutters
- Floor Area 17.93 sq. m. (193 sq. ft.)
- Suitable for a Variety of Uses
- Flexible Lease Terms Available
- New Double Glazed Shop Front

**Rent: £5,400 per annum**

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## Location

Located on Ponteland Road just off the A167 within a small shopping parade circa 2 miles north west of Newcastle City Centre. Nearby occupiers include KFC, Dominos, Ladbrokes, PDSA and many more.

## Description

The unit is located on the ground floor of a 2-storey parade of shops with excellent window frontage. The floor area is circa 17.93 sq. m. (193 sq. ft.) consisting open plan retail area with w/c facilities.

Most recently being used as a beauty salon, the unit has double-glazed frontage, electric roller shutters, LED lighting, electric heaters and electric points. It will be available with vacant possession.

\*please note the internal photos were taken when the unit was originally refurbished, to show the available space.

## Tenure

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

## Rent

£5,400 per annum

## Costs

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

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £2,500

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

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: I025

Prepared: 7<sup>th</sup> June 2024

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