

Retail | Office | Industrial | Land



86 Heaton Road Heaton, NE6 5HL

- Ground Floor Retail Unit
- Floor Area 63.64 sq.m. (685 sq.ft.)
- Excellent Position
- Available from July 2024
- Available with Vacant Possession
- Suitable for a Variety of Uses (stpp)
- New Lease Terms Available
- On Street Parking

Rent: £10,000 per annum

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Location

The premises are situated in a prominent position in the Newcastle suburb of Heaton 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 grant program, which will undoubtedly increase the profile of the street. Heaton lies approximately 3 miles to the east of Newcastle upon Tyne.

Description

The unit is situated on the ground floor of a three storey red brick end terrace property.

Driftwood Float Spa currently trade, from the unit, but will be made available with vacant possession from July 2024. The unit is very well presented throughout and suitable for a variety of uses (subject to planning).

The floor areas for the unit are as follows:

Area	sq. m.	sq. ft.
Front retail	17.81	191.70
Office	22.55	242.72
Office	11.73	126.26
W/C	N/A	N/A
Store	7.56	81.37
Kitchen	3.99	42.94
Total	63.64	685

Rent

£10,000 per annum
(to be paid monthly in advance via direct debit)

Tenant is responsible for the preparation of the leases costs.

1 month rental bond required (£833.33)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2022 Rating List entry is Rateable Value £6,500

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.

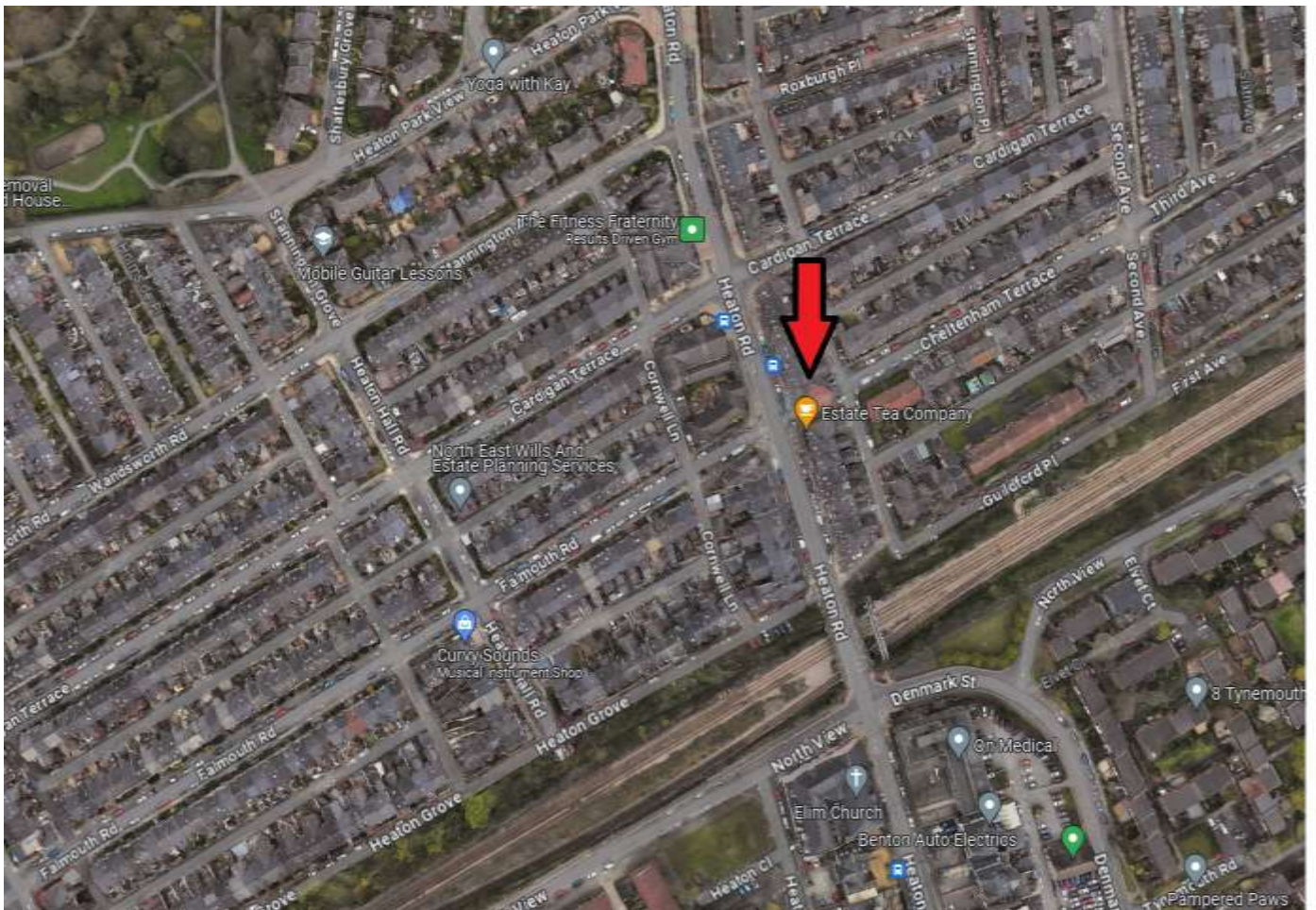
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I018

Prepared: 30th May 2024

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