



1 Station Road, Newburn, Newcastle upon Tyne NE15 8LS

- Ground Floor Commercial Unit
- Floor Area 127.83 sq. m. (1,375.9 sq. ft.)
- Small Business Rate Relief
- Former Bank
- Prominent Corner Position
- Suitable for a Variety of Uses (subject to planning permission)
- Rent Free Period Available

Rent £13,000 per annum

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Location

The property is located on Station Road which is on the north side of the River Tyne. Newburn is an expanding village approximately 8 miles due west of Newcastle and is easily found from the A1 Western Bypass via the A6085.

Description

We are delighted to offer to the market this substantial end terrace ground floor former bank. The property consists ground floor open plan area, offices, kitchen, stores, safe room and ladies/gents W.C facilities.

The property is well presented and formally tenanted by Lloyds Bank, it would suit a variety of uses subject to the correct use class.

Area	Sq. m.	Sq. ft.
1 Station Road		
Ground Floor		
Customer Service Area	43.25	465.53
Cashier Area	25.79	277.60
Office	5.13	55.21
Office	5.72	61.56
Office	10.08	108.50
Safe Room	11.52	124.0
Kitchen	13.02	140.14
Boiler Room	2.34	25.18
Ladies W.C	5.02	54.03
Gents W.C	5.96	64.15
Net Internal Area	127.83	1,375.9

Notice

Our clients are splitting the upper levels from the ground floor.

Viewing

Strictly by appointment through this office.

Tenure

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

Rent

£13,000 per annum

Rateable Value

The 2024 Rating List entry is Rateable Value £4,150

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.

Viewing

Strictly by appointment through this office

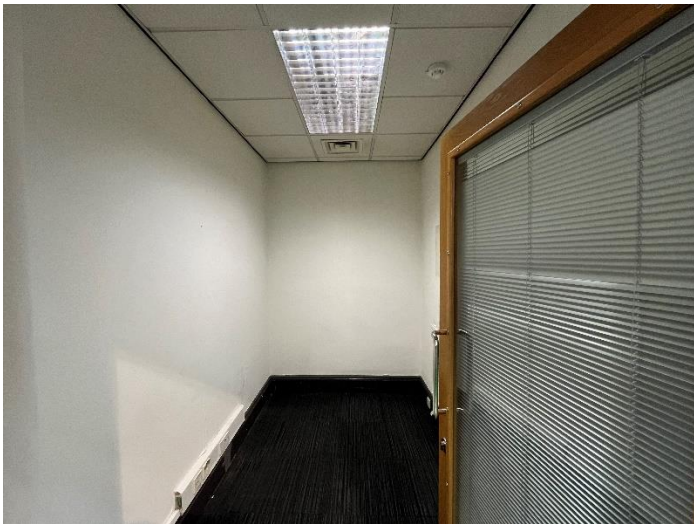
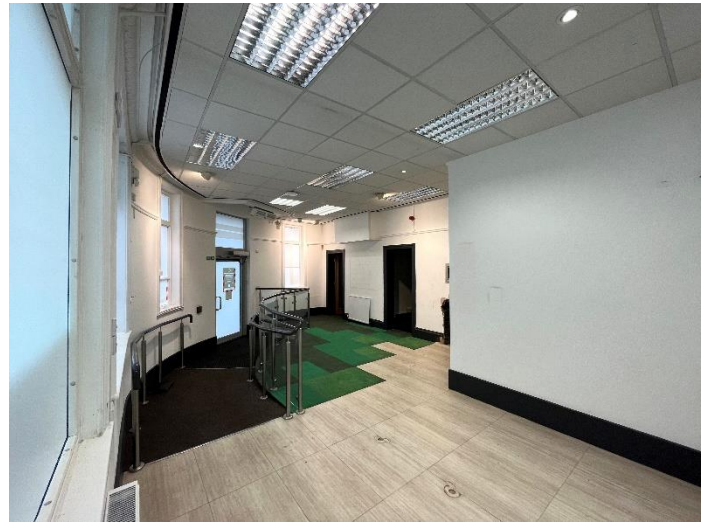
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Prepared: 23rd August 2024

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