



121-125 Shields Road, Newcastle upon Tyne NE6 1DN

- Double Fronted Retail Unit
- Excellent Footfall & Passing Trade
- Electric Roller Shutters
- Suitable for a Variety of Uses
- Ground Floor 123 sq. m. (1,332 sq. ft.)
- Basement 84 sq. m. (905 sq. ft.)
- Flexible Lease Terms Available
- Excellent Window Frontage

Rent: £17,500 per annum

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Location

The subject property is prominently located on Shields Road being on the north side of the street directly opposite the new swimming pool. Shields Road is a very busy suburb of Newcastle upon Tyne and benefits from a very high level of footfall. Nearby retailers include a selection of local independents as well as National High Street Retailers including Iceland, Wilkinsons, Greggs, Boots and William Hill. The area is also well served by public transport having regular bus services and a metro station.

The Property

The premises occupies two joined ground floor and basement levels of a two storey mid-terrace property with pitched slate roof.

The unit was formally occupied by Boots and is being offered with vacant possession. It would suit a variety of uses subject to correct use class. A W/C is in the process of being installed.

Area	sq. m.	sq. ft.
Ground Floor	123.8	1,332.7
Basement	84.08	905.02
Total	207.88	2,237.72

Tenure

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

Rent

£17,500 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 2024 Rating List entry is Rateable Value TBC

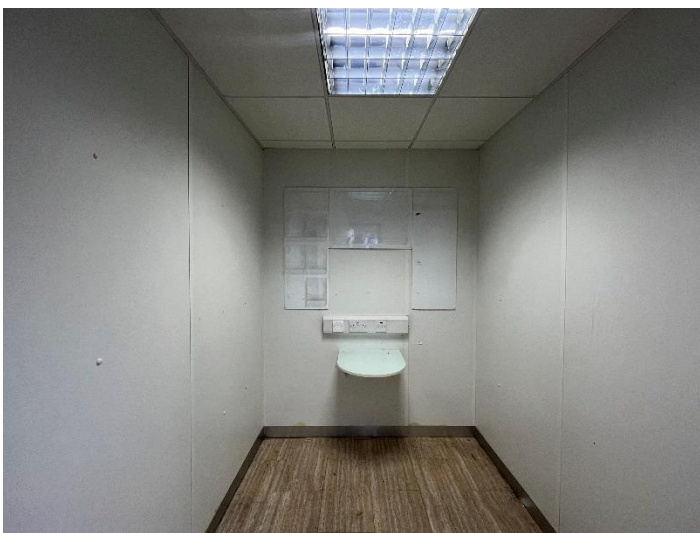
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3. Any areas, measurements and distances given are approximate only.

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Prepared: 15th January 2024

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