



225 Chillingham Road, Heaton, Newcastle upon Tyne NE6 5LJ

- Ground Floor Retail Unit
- Prime High Street Location
- Electric Roller Shutters
- Small Business Rate Relief
- Circa 750.45 sq. ft. (69.72 sq. m.)
- Excellent Passing Trade
- Free On Street Parking
- New Flexible Lease Terms

Rent: £20,000 + vat per annum

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Location

Ideally situated on the very busy Chillingham Road within the heart of the East Newcastle suburb of Heaton. This is a densely populated area with a varied population including a large student community as well as families and professionals. There is an excellent amount of passing trade both vehicular and on foot and has many national operators including Tesco, Sainsbury's, Boots, Pizza Hut, TSB, William Hill and Bet Fred.

Description

The unit occupies the ground floor of a two storey mid-terraced property, primarily of brick construction having a pitched roof.

The net internal area is circa 750.45 sq. ft. (69.72 sq. m.) consisting open plan retail area, store room, kitchen and staff W/C facilities.

Tenure

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

Rent

£20,000 + vat per annum

Deposit

1 months rent (£5,000 + vat) (£6,000 inc vat)

Fees

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 £9,700

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.

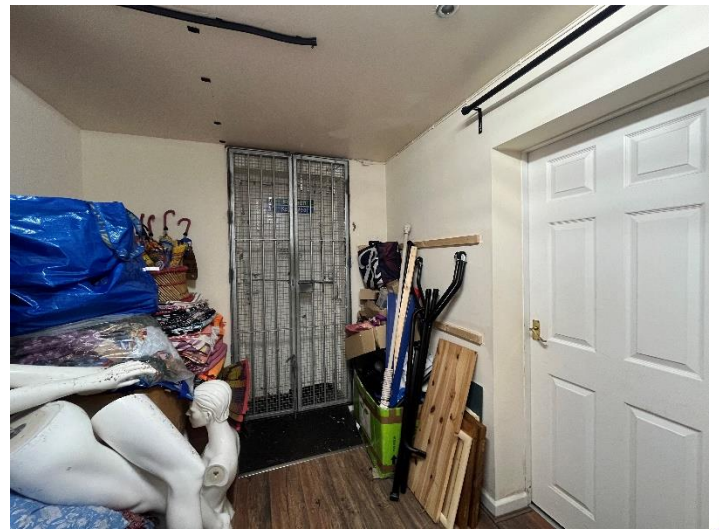
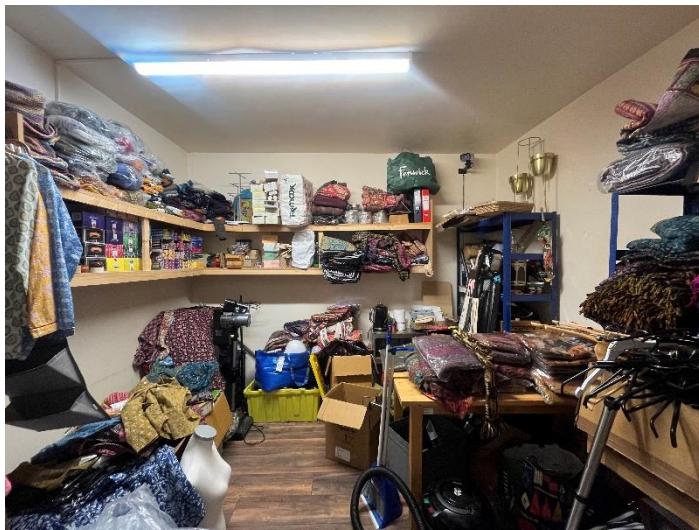
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared: 15th November 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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