



## 21 Farringdon Road, Cullercoats, North Tyneside NE30 3ER

- Ground Floor Retail Unit
- Modern Well Presented Unit
- New Flexible Lease Terms
- Floor Area 31.2 sq. m. (335.9 sq. ft.)
- Prominent Position in Busy Parade
- Suitable for a Variety of Uses

**Rent: £8,400 per annum**

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## Location

The unit is located within a small mixed use shopping parade on Farringdon Road, Cullercoats. Cullercoats is a densely populated residential seaside village on the North Tyneside coast and is situated approximately 10.5 miles east of Newcastle upon Tyne and is close to the towns of Whitley Bay and North Shields.

## Description

The unit is located on the ground floor of a two storey mid terrace property with pitched roof. Internally the unit is 31.2 sq. m. (335.9 sq. ft.) consisting open retail area, office, kitchen and W/C. It is very well presented having double glazed frontage, spot lighting, laminate flooring and modern kitchen.

It is currently occupied by a florist who is shortly vacating and so being offered with vacant possession.

## EPC Rating

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## Tenure

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

## Rent

£8,400 per annum

## Ground Rent

£400 per annum

## Costs

The incoming tenant is responsible for any costs relating to preparation of lease.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £4,600

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.

## Insurance

The landlord will insure the building and recover the costs from the incoming tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## 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:** I155 (Version 1)

**Prepared:** 16<sup>th</sup> January 2025



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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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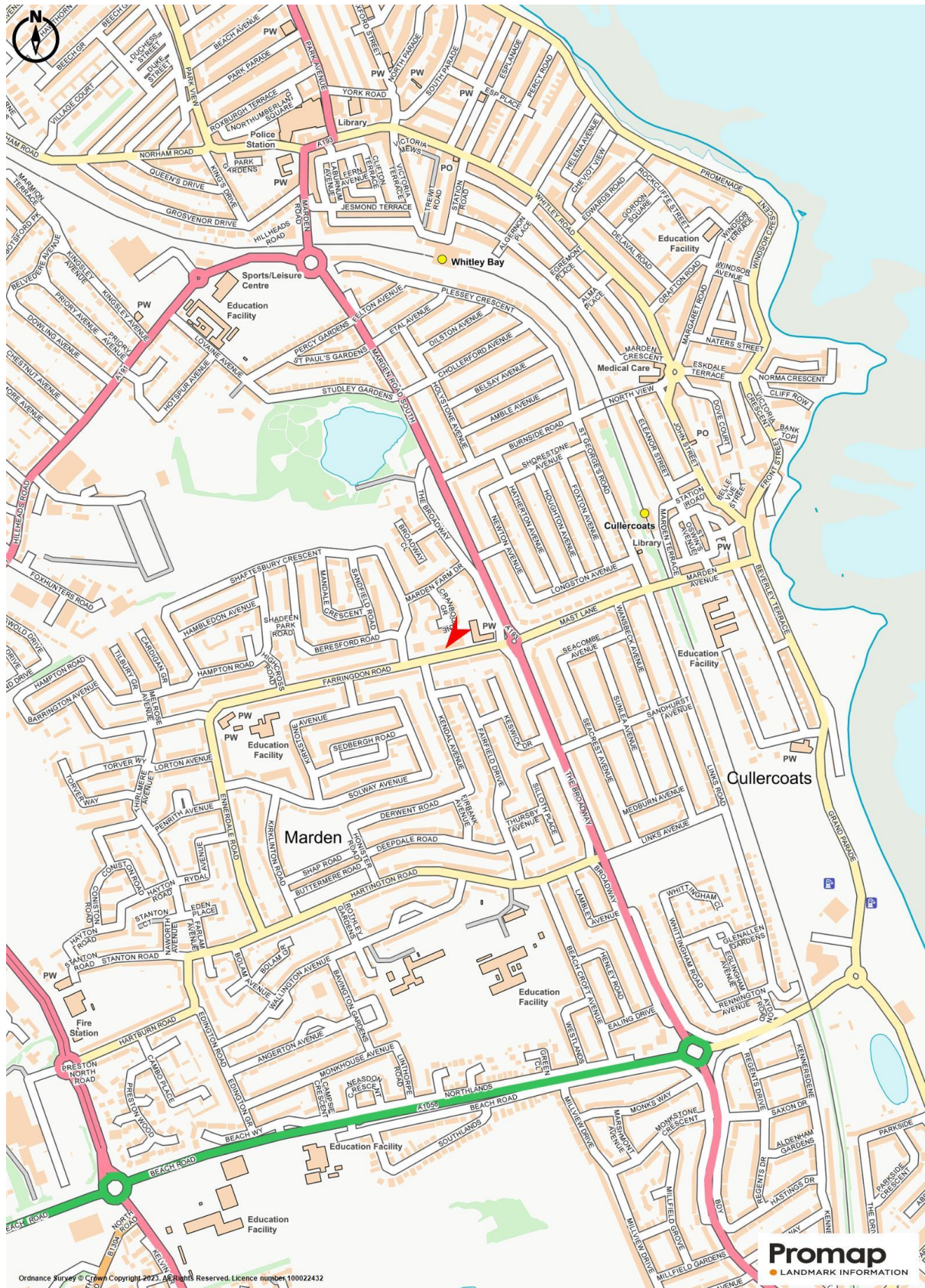


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