



## 31 Heaton Road, Newcastle upon Tyne NE6 1SA

- Ground Floor Retail Unit
- New Flexible Lease Terms
- Suitable for a Variety of Uses
- Floor Area 63 sq. m. (678 sq. ft.)
- Excellent Passing Trade
- Former Pharmacy

**Rent: £14,000 per annum**

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## Location

The premises are situated 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 regeneration programme which will undoubtedly increase the profile of the street. Heaton lies approximately 3 miles to the east of Newcastle upon Tyne.

## Description

An end terrace single storey building with flat roof consisting reception area, office with stairs leading to two further rooms and W/C facilities.

The unit was formally occupied by a pharmacy but would suit a variety of uses subject to the correct use class.

## Floor Area

Circa 63 sq. m. (678 sq. ft.)

## Tenure

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

## Rent

£14,000 per annum

## Costs

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

## EPC Rating

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## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £6,200.

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 ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

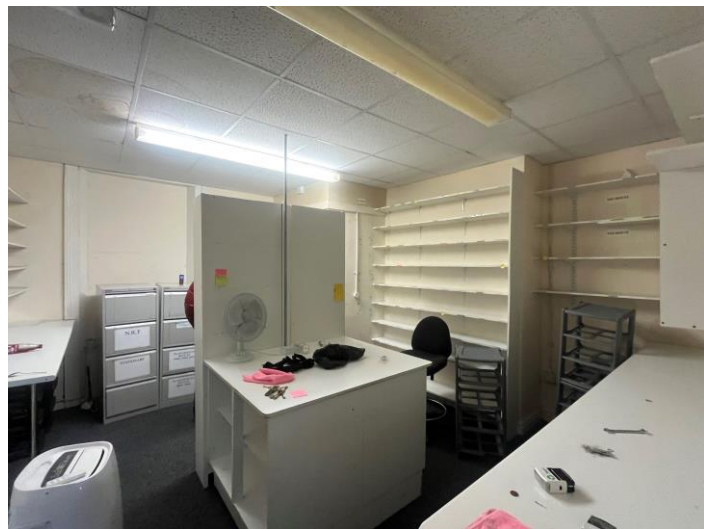
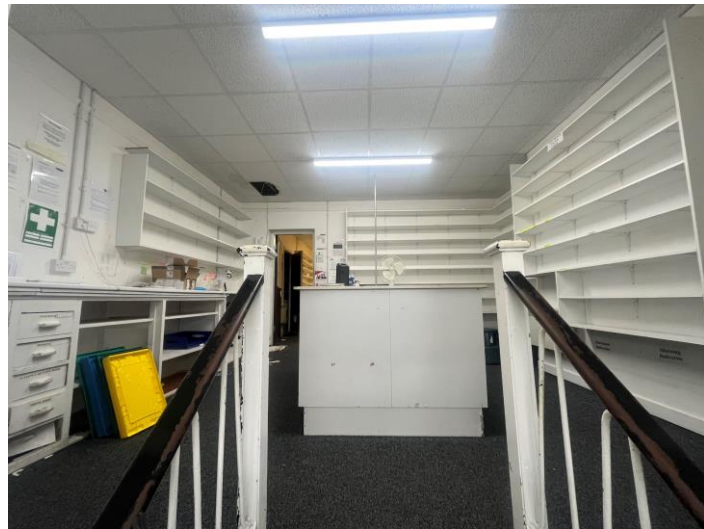
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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**Prepared:** 15<sup>th</sup> January 2025

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