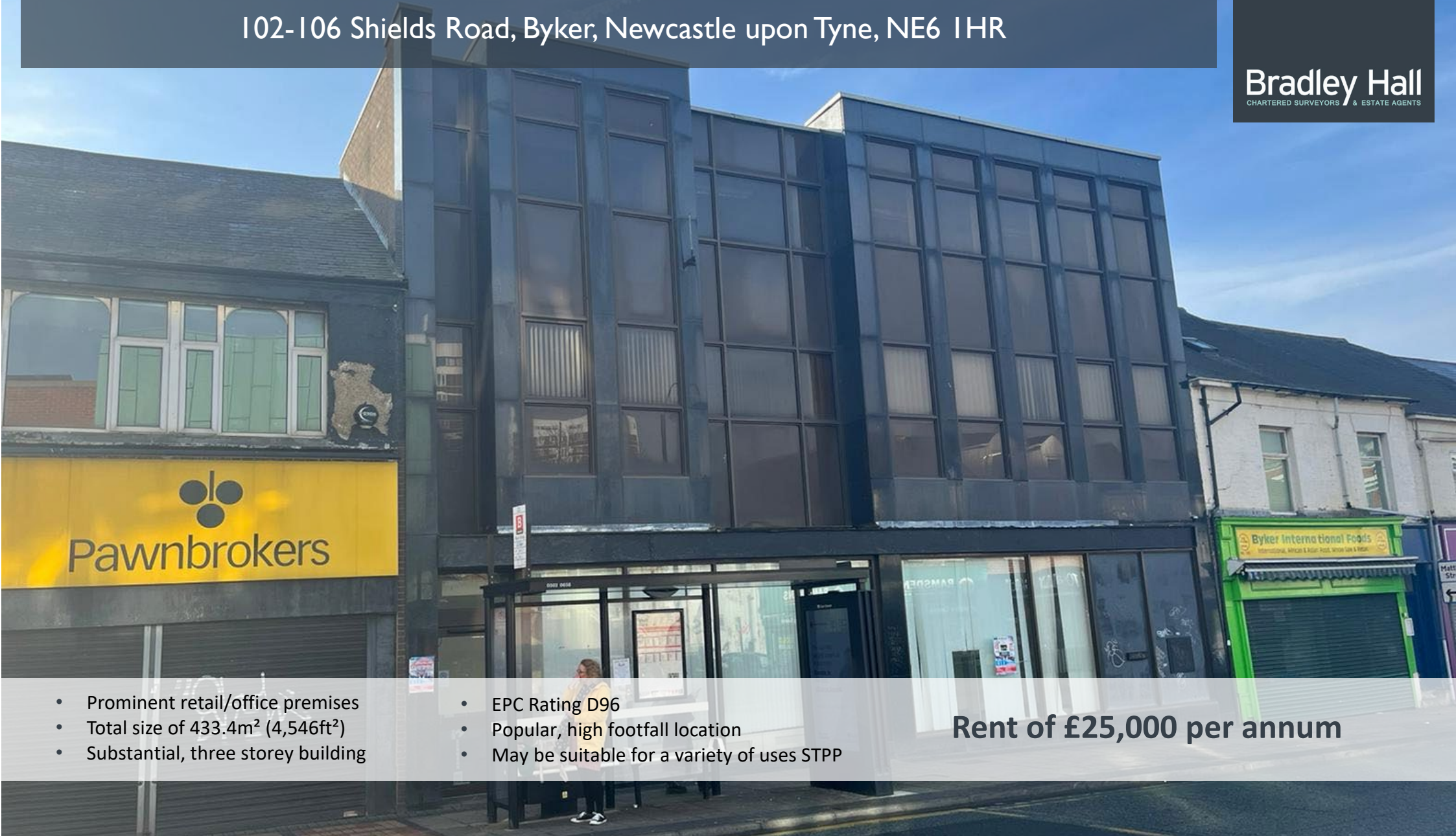


Retail/Office Premises To Let

102-106 Shields Road, Byker, Newcastle upon Tyne, NE6 1HR

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Prominent retail/office premises
- Total size of 433.4m² (4,546ft²)
- Substantial, three storey building

- EPC Rating D96
- Popular, high footfall location
- May be suitable for a variety of uses STPP

Rent of £25,000 per annum

LOCATION

The subject property is well situated on Shields Road in the Newcastle upon Tyne suburb of Byker. Shields Road is predominantly a retail location with elements of leisure and hospitality and also in close proximity to dense residential areas.

The property is situated less than a mile from Byker metro station and is also well equipped for bus transport with bus stops outside of the property. The property is accessible by car too with connection to Coast Road via Heaton Road/Chillingham Road and A167/Central Motorway via A193.

Byker is situated 3 miles east of Newcastle upon Tyne, 3.5 miles west of Wallsend and 8 miles west of North Shields.

DESCRIPTION

The subject property is a substantial three storey, mid-terrace property which is arranged over three floors.

The property benefits from floor to ceiling double glazed windows to the front of the building of the ground floor and benefits from pedestrian access to the front and rear of the building. The property comprises ground floor retail space with ancillary storage, there are six cellular office spaces to the first floor and additional office space and storage to the second floor. There is a lift which gives access to all floors.

Internally, the property is fitted with suspended ceilings throughout, cat II lighting, wall mounted air conditioning units and a VRF cooling system fitted within the building. The property is heated by a gas boiler and is heated using radiators throughout.

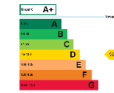
The property may be suitable for a variety of uses STPP.

ACCOMMODATION

Ground floor	199.7m ²	2,031ft ²
First floor	141.7m ²	1,525ft ²
Second floor	92.0m ²	990ft ²
Total	433.4m²	4,546ft²

EPC RATING

D96



RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Bank and Premises	£30,750	£15,344.25

We are advised that the rateable value of the premises as at 1 April 2017 is £30,750 and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed at £25,000 (Twenty Five Thousand Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

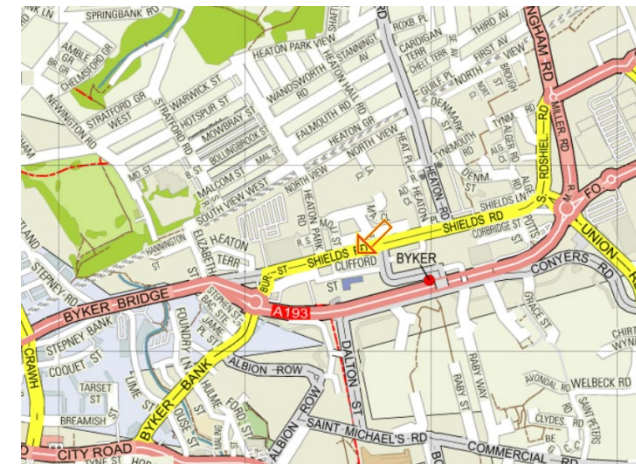
Tel: 0191 232 8080
Email: newcastle@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located outside of the property



0.2 miles from Byker Metro Station



0.2 miles from A193
0.3 miles from A187



8 miles from Newcastle International Airport