

Retail Unit To Let

82 Park Road, Wallsend, NE28 6QY

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

FOR THOUGHT
Burgers, Buffets, Lunches TEL/FAX: 0191 262 0500

Austins
BARBER SHOP

Sponsored by
BalticMortgageSolutions



- Retail premises to let
- Total size of 40.13m² (432ft²)
- Currently occupied as a Barber Shop
- EPC Rating D87
- Prominent corner location
- May be suitable for a variety of uses STPP

Rent from £6,000 per annum

LOCATION

The subject property is located on the corner of Park Road and High Street in Wallsend town centre. The property is situated within a popular and established business and retail location with nearby local and national occupiers, and The Forum Shopping Centre is just 0.2 miles away.

High Street forms part of the A193 which is a main road linking Newcastle upon Tyne city centre to the North Tyneside coast via the A19. The Coast Road (A1058) is less than 1 mile away. There are good public transport links to the property with Wallsend Metro Station just 0.2 miles away and local bus routes which service the High Street.

Wallsend is a town close to the bank of the River Tyne which is situated between the North Tyneside coast, 5 miles to the east and Newcastle upon Tyne, 4 miles to the west.

DESCRIPTION

The subject property comprises a ground floor retail premises which is well presented throughout, with vinyl flooring fitted throughout. The property benefits from a suspended ceiling with strip lighting fitted throughout. The property benefits from WC facilities and floor to ceiling fitted windows.

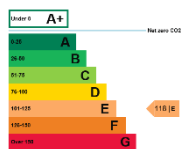
The property is currently set up as a barber shop, however, it may be suitable for a variety of uses STPP.

ACCOMMODATION

Ground floor 40.13m² 432ft²

EPC RATING

E117



RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop and Premises	£4,950	£2,470.05

We are advised that the rateable value of the premises as at 1 April 2017 is £4,950 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 from £6,000 (Six Thousand Fifty Pounds) per annum.

Common water rates are charged on a floor area basis.

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.leasingbusinesspremisses.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 within 90 yards of the property



0.2 miles from Wallsend Metro Station



0.7 miles from Coast Road
 Situated on the corner of High Street
 0.2 miles from A187



10.3 miles from Newcastle International Airport