

# TO LET

## RETAIL/CAFÉ

## PREMISES

80 Park Road, Wallsend, NE28 6QY

- Retail unit/caf 
- Total size of 39.4m<sup>2</sup> (424ft<sup>2</sup>)
- Prominent corner location
- EPC Rating E117
- Popular town centre location
- May be suitable for a variety of uses

Rent of **£7,500** per annum

BradleyHall



## 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. 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.

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. 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.

## DESCRIPTION

The subject property comprises a ground floor retail unit, occupying a prominent corner position and benefits from a glazed return frontage. The property was most recently let as a café, however, it may be suitable for a variety of uses within Use Class E.

## ACCOMMODATION

Total	39.4m <sup>2</sup>	424ft <sup>2</sup>
-------	--------------------	--------------------

## RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £3,450 and the estimated rates payable for the current year is £1,721.55. 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.

## EPC RATING

E117

## TERMS

The property is available by way of a new lease with terms to be agreed at £7,500 (Seven Thousand Five Hundred Pounds) per annum. A service charge is payable which includes utilities and further information is available on request.

## 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.



**Car parking on site**  
0.7 miles from Coast Road  
0.2 miles from A187  
0.2 miles from Wallsend Metro Station  
90 yards from local bus routes



0.2 miles from The Forum Shopping Centre  
4 miles from North Shields  
2 miles from Byker



## LEGAL COSTS

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

## ANTI-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](mailto:newcastle@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://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.