

TO LET

KILLINGWORTH HEALTH CENTRE, NEWCASTLE, NE12 6HS



- Situated in the Well-Established Killingworth Health Centre adjacent to Killingworth Shopping Centre.
- 2,209 sqft in Shell Condition with 3-Phase Electrical Supply & WC block.
- E Class Consent Suitable for a Variety of Uses
- Abundance of Free Parking
- Occupiers nearby includes **Morrisons, McDonald's, KFC, We Buy Any Car, Betfred, Boots Pharmacy, Wellspring Medical GP** & More within the Shopping Centre.



ANGUS • THURLBECK • FLETCHER

LOCATION/SITUATION

The unit is located in the well-established Killingworth Health Centre. The unit benefits from E class use, making it suitable for a variety of commercial, medical and retail purposes. The unit also benefits from a 32-space car park at the front.

The property will be offered in a shell condition ready for a bespoke fit out. It features 3-phase electrical supply, making it well suited for a range of uses.

The unit enjoys close proximity to key occupiers, including Morrisons, McDonalds, KFC, We Buy Any Car, Betfred, Boots Pharmacy and Wellspring Medical GP Practice.

ACCOMMODATION

Arranged over ground floor, with the following approximate floor area.

Ground Floor Area	2209sqft	205.3sqm
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LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£35,000 per annum** exclusive.

EPC

The unit has an EPC rating of **B (48)**. A copy of the certificate is available upon request.

BUSINESS RATES

Rateable Value	£16,000
2024/2025 UBR	£0.499
Estimated Rates Payable	£7,984

Small Business rates relief is available and interested parties are advised to make their own Business Rates enquiries with the Council

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information, please contact @retail

Pete Townsend

E: pete@atretail.co.uk

M: 07713151970

Oliver Sunderland

oliver@atretail.co.uk

07943 836058

