

TO LET Former bank premises with basement & 1st floor Prime Retail Unit in busy village position 4 Acorn Road Jesmond Newcastle NE2 2DJ



LOCATION

The subject premises comprise a former Barclays bank in the heart of Jesmond's bustling Acorn Road retail area close to the junction with St Georges Terrace. Occupiers nearby include Tesco, Tomahawk, Oliver Bonas, Jules B and Waitrose .

ACCOMMODATION

The property provides a ground floor sales area plus a useful basement storage space with ancillary storage/staff room at first floor level. The property has been stripped out of the majority of the bank fittings in readiness for the new tenant's fit out.

Internal width	13m	(42'8")
Sales depth	10.1m	(33'1")
Ground floor sales	129.97sqm	(1399 sqft)
Basement Stores	48.87 sqm	(526 sqft)
First floor	35.86 sqm	(386 sqft)
Plus a WC facility		

LEASE TERMS & RENT

The property is to be made available by way of a new full repairing and insuring lease upto 16th April 2023. This can be extended to 2028. Rental offers invited.

BUSINESS RATES

The premises are currently entered into the Valuation List from 1st April 2017 at **RV £80,500– RV x current UBR (0.504p) = £40,572pa**



BUSINESS RATES continued

Interested parties should verify this information as there may be transitional relief available.

ENERGY PERFORMANCE RATING

C74

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

VAT

All figures within these terms are exclusive of VAT where chargeable.

VIEWING

Mike Birkett on 01661 820 771 / 07947 134117

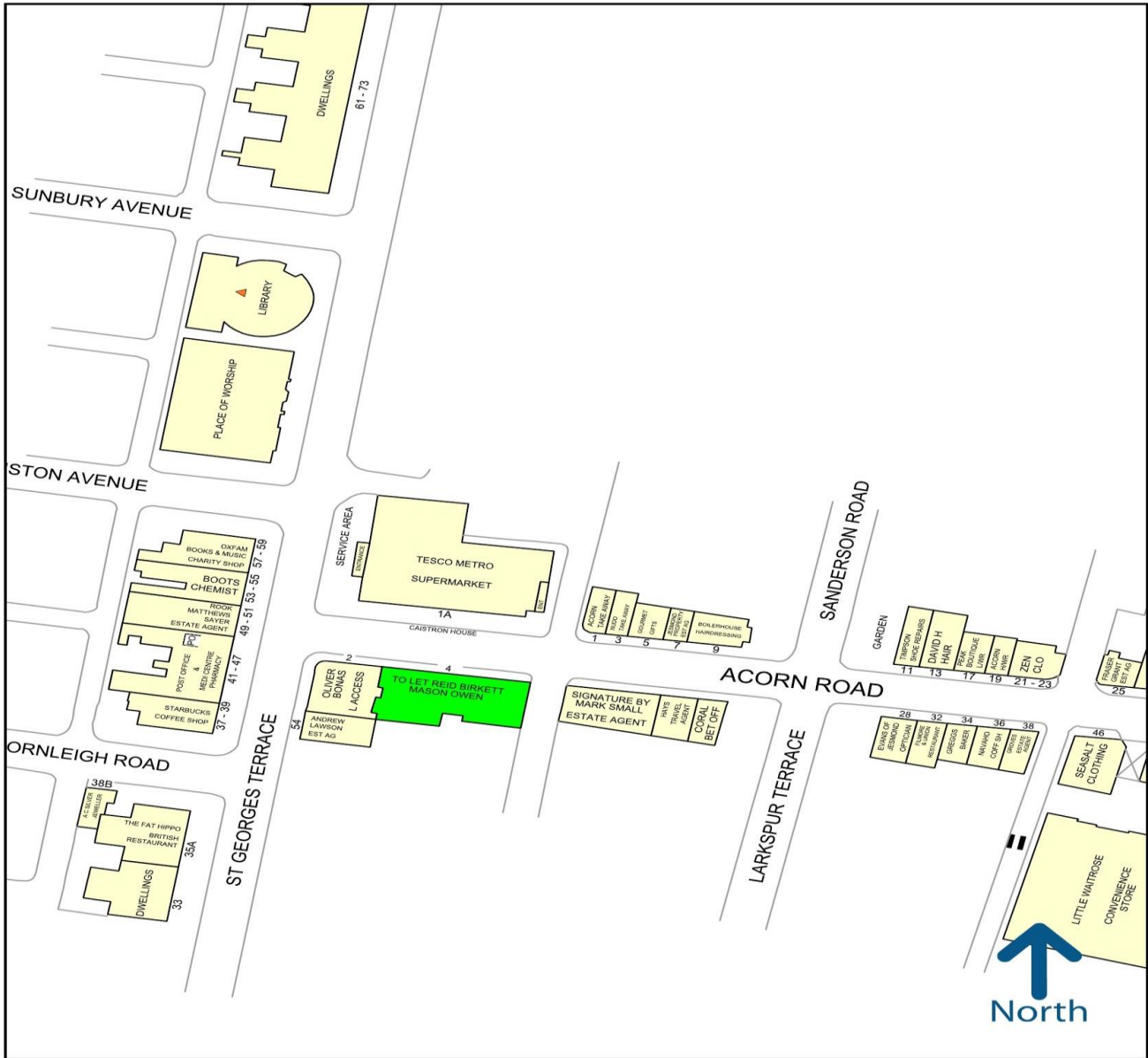
Or Contact Peter Burke, Mason Owen 0151 242 3000

APRIL 2020

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Newcastle upon Tyne - Jesmond



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