

# TO LET – By way of new lease

## Prominent Ground Floor Retail Premises with parking

### 5 Main Road, Ponteland, Newcastle upon Tyne NE20 9NJ



#### LOCATION

The property is situated in Ponteland Village which lies approximately 1 mile from Newcastle Airport. Ponteland is an affluent suburb of Newcastle upon Tyne which lies on the A696 which links it to Belsay, Otterburn and the A68 Jedburgh Road to the north west, Morpeth to the north and Newcastle upon Tyne to the south east. The A696 route through the village is popular with tourists heading up to Kielder and other parts of the Northumberland countryside. Other occupiers nearby include Stonebridge Interiors, Waitrose, The Seven Stars Public House, Eleven Restaurant, Bairstow Eves & Ponteland Tandoori and Rialto's Restaurants .

#### ACCOMMODATION

The former bank provides ground floor retail space with a first floor which provides staff/office accommodation and stores. There are several shared parking spaces to the rear accessible from Main Road off a mini roundabout. The unit provides the following dimensions & floor areas:

Internal Width	12.5 m	(41'1")
Sales depth (max)	15.7 m	(51'6")
Ground flr sales max net	126 sqm	(1360 sqft)
Vault to rear of sales	17 sqm	(181 sqft)
Boiler room and ATM area	8.6 sqm	(93 sqft)
1 <sup>st</sup> floor Staffroom, 2 stores totalling.	31.05 sqm	(334sqft)

A copy floorplan is available upon request.

The landlord will not allow any restaurant uses at this property.

#### LEASE TERMS & RENT

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed .Should a new company seek to acquire the space then a guarantor or other surety may be required.

Rental Offers in the region of £35,000 per annum exclusive are invited for the property.

#### BUSINESS RATES

The premises are currently entered into the Valuation List at RV £30,750 on the basis of the ground and first floor accommodation. The current rates payable on the existing assessment are as follows:

RV £30,750 x current UBR (0.499p) = £15,344pa.

Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current.

#### ENERGY PERFORMANCE TBC

#### 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 upon agreement of heads of terms for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

#### VAT

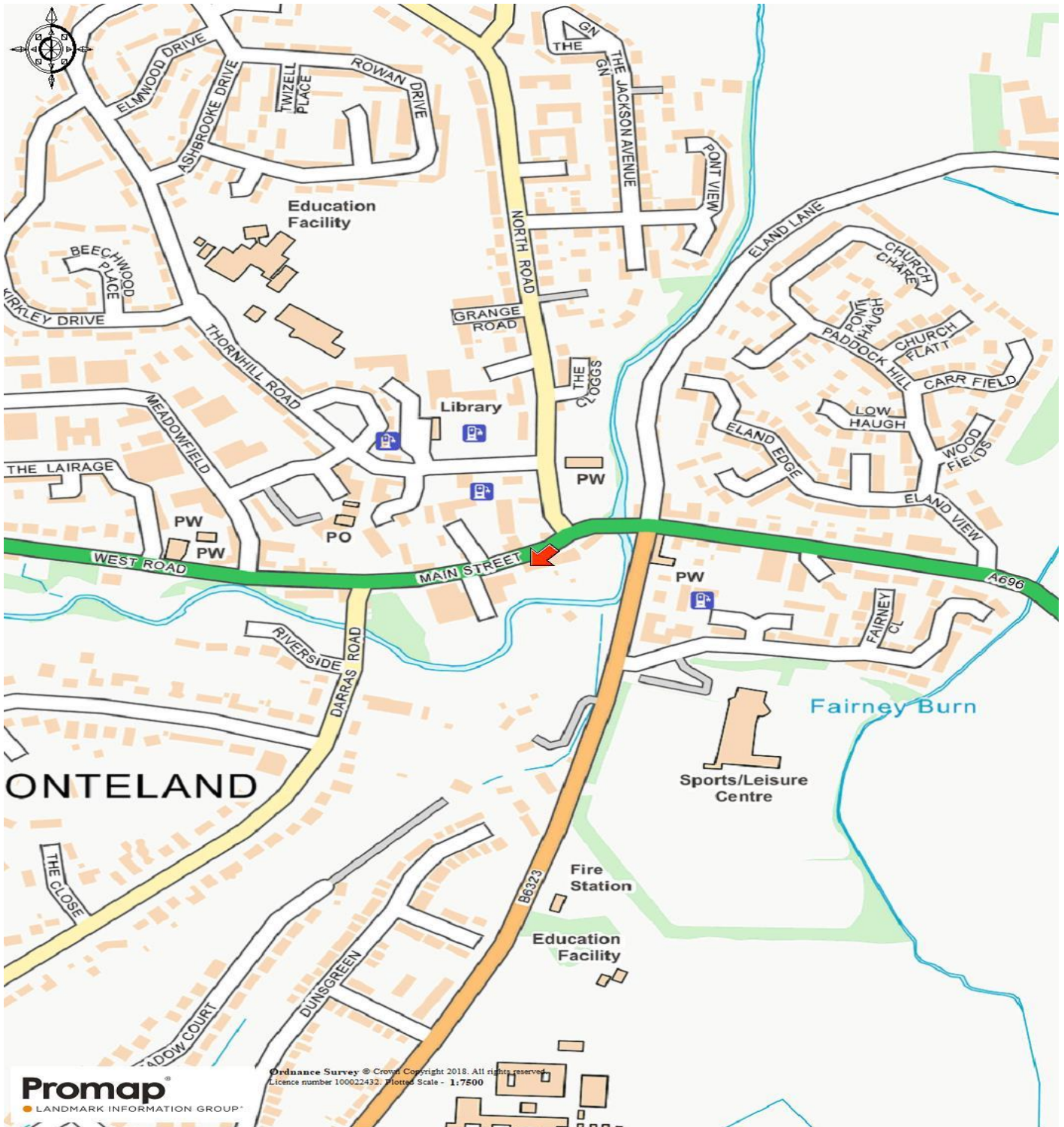
All figures within these terms are exclusive of VAT where chargeable.

February 2022

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