

TO LET by way of new lease and rarely available in this size Suitable for retail & restaurant uses 293/295 Chillingham Road, Newcastle upon Tyne NE6 5LL



Location

The premises are situated in a very prominent corner position at the junction of Chillingham Road and Cartington Terrace. The unit formerly traded as a Boots pharmacy and is in immediate proximity to many national and local occupiers including Tesco, Dominos Pizza, The Post Office, Sainsburys, Greggs, Subway Oxfam and BetFred.

Accommodation

The premises provide a generally open plan front sales area with additional space to the rear left of the sales space. To the rear of the ground floor is an access to a stairwell providing access to a basement area and first floor store/wc accommodation and staff room. There is also a small office located to the rear of the sales area accessed via the stairwell. The first floor is divided into several rooms which previously were used for storage. There may be potential to remove some of the internal stud walls if required. The property benefits from a rear garage area which links onto a rear lane for servicing. Useful storage for bins is provided inside.

Internal Width Max	12.78 m (41'11")
Maximum Sales Depth	15.28 m (50' 1")
Ground floor sales area	138 sqm (1,481 sqft)
First floor stores	168 sqm (1,810 sqft)

Business Rates

The main premises are currently assessed at RV £30,000. Interested parties are strongly advised to verify the position as to precise rates payable by contacting the local rating authority directly. The current UBR for 2024/25 is 0.499p in the £. There may be up to 75% rates relief available for years 2024/2025 subject to status.

Planning

The premises have the benefit of Class E retail use.

Lease Terms

A new full repairing and insuring lease for a term to be agreed at a rental in the region of £42,000 per annum is required for the entire building.

Services

The property has the benefit of electricity, water and drainage supplies.

Energy Performance

A new EPC has been requested and will be in place prior to any lease being entered into as required by law.

Legal Costs

Each party is to bear their own legal fees incurred in documenting a new lease.

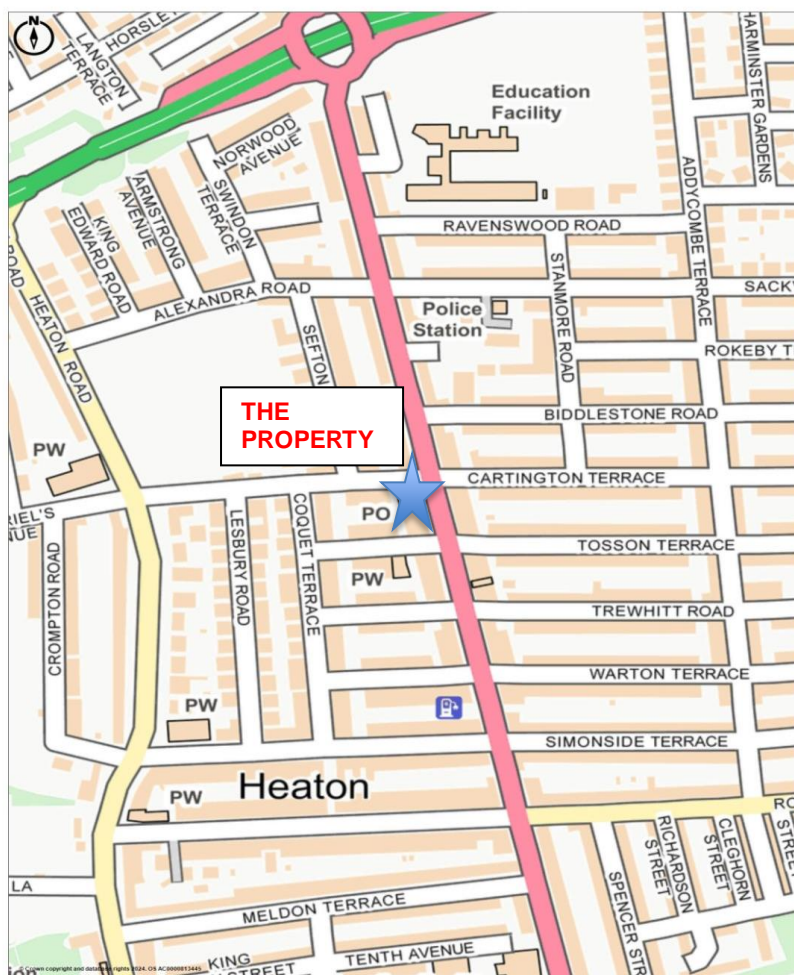
VAT

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

April 2024

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Reid Birkett
Commercial Property Consultants

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