

TO LET – former restaurant suitable for Class E uses Prominent Ground Floor Premises To Let on a new lease 139 Jesmond Road, Jesmond, Newcastle upon Tyne NE2 1JY



LOCATION

The property is situated on Jesmond Road in a very prominent position with hundreds of vehicles passing every day. The unit is next door to the well-established Santanas Italian restaurant and is close to The Punch Bowl Pub. Other occupiers nearby include Kwik Fit and Peace and Loaf. There are a number of high-quality residential flats in the immediate locality.

ACCOMMODATION

The building comprises of a ground floor retail unit which provides a sales area with a separate rear office and a wc facility. The premises previously traded as a small restaurant however may be suitable for other Class E retail uses. The unit does have a rear access which is shared with the residential flats above.

The following dimensions & floor areas are provided:

Internal width	4.91m 16'1"
Total sales depth	10.1m 33'1"
Ground floor sales	51.93 sqm (559sqft)
Rear Office/store	11.77 sqm (126sqft)

LEASE TERMS & RENT

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed but of minimum length 5 years at an initial rental of £12,000 per annum exclusive.

ENERGY PERFORMANCE

Energy Rating: D76.

BUSINESS RATES

The current rates payable on the existing assessment is as follows: RV £10,750 x UBR of 0.499p = £5,364.25.

On the basis the RV is below the current threshold of £12,500 the premises may be exempt from business rates.

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

LEGAL COSTS

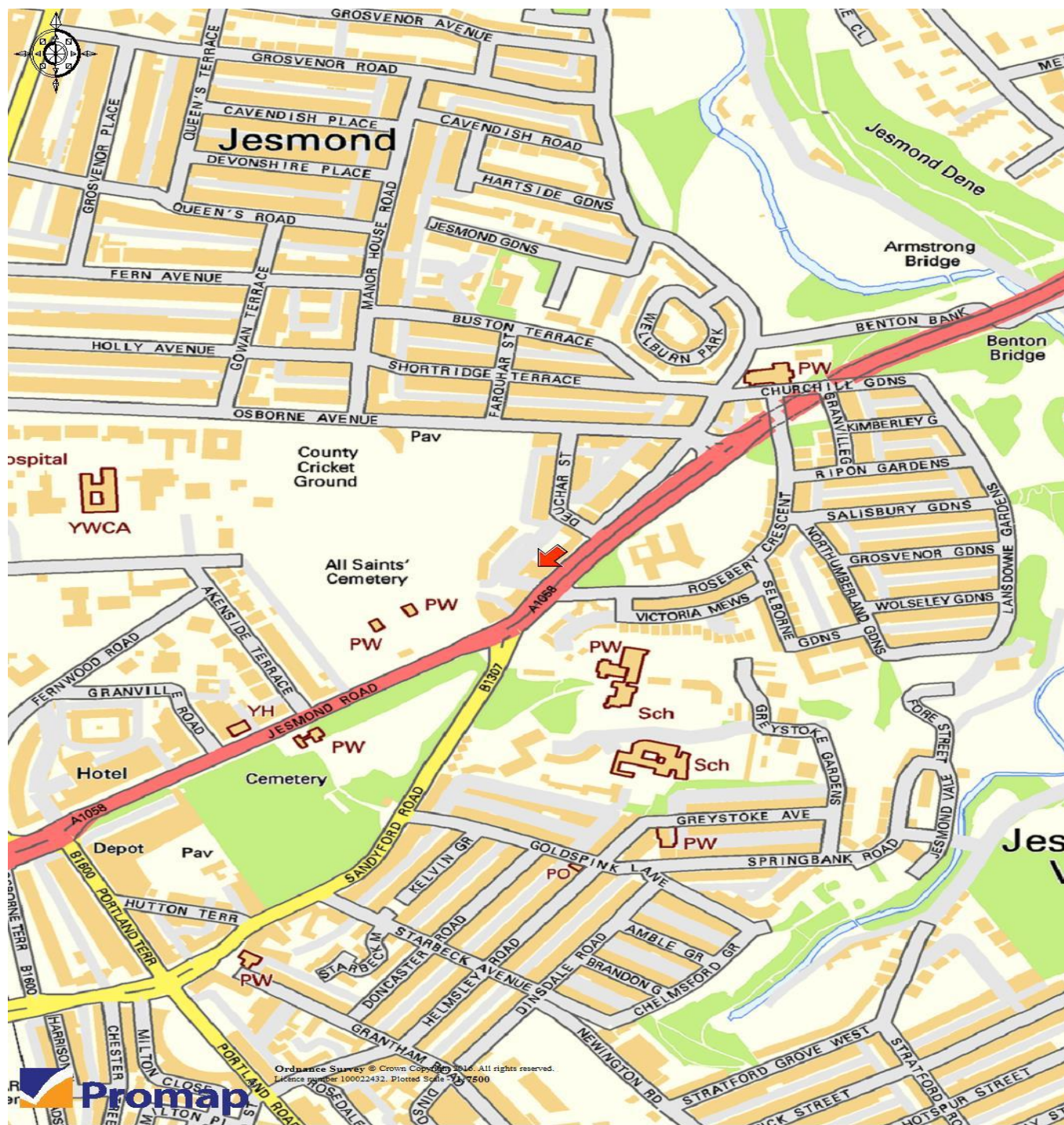
Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

VAT

All figures within these terms are exclusive of VAT where chargeable. All offers to be made are to be deemed to be net of VAT.

APRIL 2024

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