

Retail / Office Unit To Let

REF: NE2230

16 Benton Road, Benton, Newcastle upon Tyne NE7 7DR



- Former Music School.
- Extends to circa 585 sq.ft. (54.0 sq.m.)
- Suitable for a variety of uses.
- Busy location in suburban area.
- Includes 2x garages to the rear.
- RENT £11,400 per annum.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This unit forms part of a busy parade located at the junction of the A1058 Coast Road with Benton Road approximately 2 miles east of the City centre. The immediate area is a mixture of shops and flats with high levels of captive trade in the surrounding housing estates.

The parade is adjacent to a very busy roundabout at the junction of Benton Road, Chillingham Road and the A1058 Coast Road. There are extremely high volumes of passing traffic which is often stop start during rush hours.

Description

An end terraced shop unit forming part of a larger parade. The unit was refurbished in 2018 and works included a rewire, new LED lighting and new electric heaters. The unit had replacement flooring plus new kitchen and toilet facilities.

Internally the shop has been internally configured to provide a reception area with a separate room off. The unit would be suitable for various uses, subject to landlord's consent.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice

Ground Floor

Retail Shop	54 sq.m. (580 sq.ft.)
Staff / Kitchen	9 sq.m. (97 sq.ft.)
W.C.	

External

2x Garages one of which has an office installed.

EPC

Rating D



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Terms

The property is available on a new lease at a rent of £11,400 per annum. Terms to be agreed and a small rent bond is required.

Services

3 Phase electricity and water is installed.

Legal Costs

The Ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

Business Rates

The premises are assessed as follows:

Rateable Value	£6,900
Rates free incentives available	

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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