

Property Details

Tel: 0191 232 7030

GROUND FLOOR RETAIL UNIT TO LET

**8 BENTON ROAD
NEWCASTLE UPON TYNE**

Sales Area 42.95 m² (462 ft²)



LOCATION

The property comprises part of this well located suburban parade, situated at the junction of the A188 Benton Road and A1058 Coast Road dual carriageway.

The shops serve the large surrounding residential area and other occupiers within the parade include USK Property Centre, The Mortgage Advice Centre and Barrington Upholstery Limited.

We consider that the unit is suitable for a variety of users including specialist retail, showroom or office unit, subject to the necessary consent.

DESCRIPTION

The property comprises a self contained ground floor retail unit, which provides an open plan front sales area together with a small office and separate toilet to the rear. In addition there is access to a rear yard which in turn leads to the side road.

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

- Agency
- Building Surveys
- Landlord and Tenant
- Management
- Valuations

8 Benton Road, Newcastle upon Tyne

ACCOMMODATION

The property provides the following approximate areas.

Sales Shop	Internal Width	4.92m
	Shop Depth	8.79 m
	Sales Area	42.95 m ² (462 ft ²)

The unit benefits from a wooden framed display window.

RATING ASSESSMENT

Rateable Value (2005 List): £4,800
Rates Payable (2008/2009): £2,217.60

Interested parties should make their enquiries of the Local Rating Authority to confirm these figures.

TERMS

Flexible terms available.

RENT

£8,000 per annum.

REPAIR

Effective full repairing liability via service charge.

INSURANCE

Landlord recovers from the tenant.

VAT

All figures quoted are exclusive of VAT and any offer made, unless state otherwise, will be understood to be exclusive of VAT.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Newcastle Office on 0191 232 7030 or ask to speak to Richard Talbot, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.

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