

Property Details



Tel: 0191 232 7030

SHOP TO LET

SUBSTANTIAL INCENTIVES AVAILABLE

138 SHIELDS ROAD, BYKER, NEWCASTLE UPON TYNE

LOCATION

The property is situated on Shields Road, the principle shopping street within Byker. Byker is a suburb of Newcastle upon Tyne which is situated approximately 1.5 miles east of Newcastle City Centre. Byker Station is also within close proximity which is on the main Metro coastal route, linking Newcastle City Centre and the coastal areas. The area also benefits from excellent bus links.

The Shields Road area has seen considerable investment in recent years including a WM Morrisons Supermarket at the western fringe of the street. Nearby retailers include Boots the Chemist, Bright House, Bernardos, PDSA and William Hill.

DESCRIPTION

The property comprises a ground floor retail unit fronting Shields Road. The property is currently in a shell condition.

ACCOMMODATION

The property provides the following accommodation.

Internal Width	8.63 m	
Shop Depth	34.90 m	
Sales Area	265.19 m ²	(2,854.51 ft ²)

RATING ASSESSMENT

Rateable Value (2005 List): £24,250
Rates Payable (2008/2009): £11,203.50

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

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138 Shields Road, Byker, Newcastle upon Tyne

TENURE

The property is currently held by way of a 25 year lease from 25 December 1995 and based on Full Repairing and Insuring terms and is subject to five yearly rent reviews. The property is available by way of an under lease or assignment for a term to be agreed incorporating rent reviews in line with the head lease.

RENT

£29,000 per annum.

SERVICE CHARGE

The tenant is to contribute to a fair proportion of the total expenses and outgoings in relation to the building.

INCENTIVES

Incentives are available including rent free period and contributions towards fit out costs, however, these will be dependent upon covenant strength and other terms to be agreed.

LEGAL COSTS

Each party to bear their own legal costs incurred in connection with this transaction.

VAT

All figures quoted are exclusive of VAT.

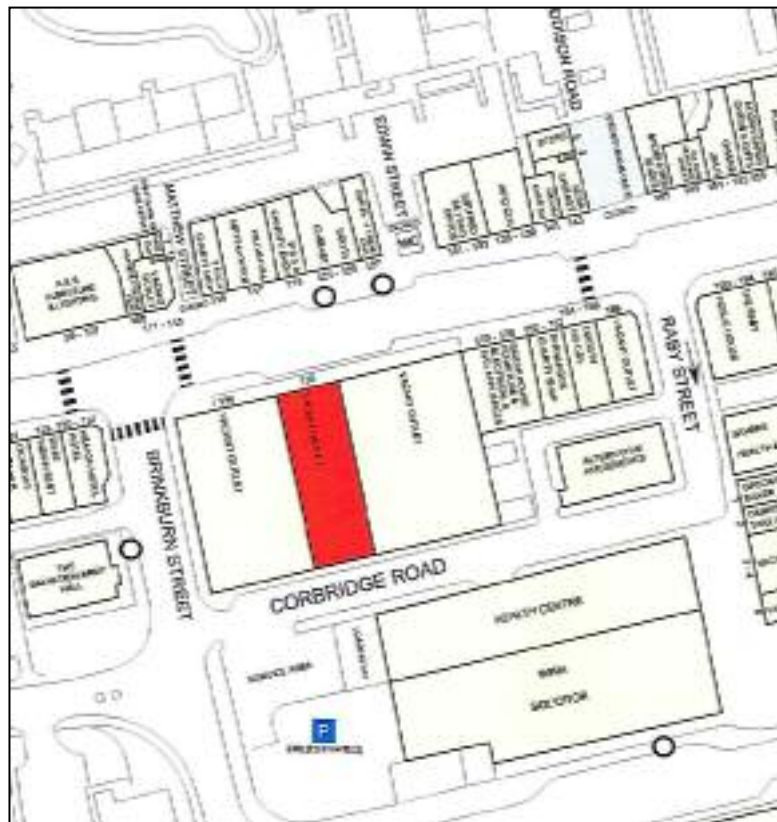
FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our 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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