

Property Details

Tel: 0191 232 7030

RETAIL UNIT TO LET

NEW LEASE AVAILABLE

217 Shields Road, Byker, Newcastle upon Tyne

Sales Area 57 m² (618 ft²)



- Popular suburban retail parade

LOCATION

Situated approximately 2 miles east of the City Centre, Byker is a suburb of Newcastle upon Tyne. Shields Road has seen a number of new developments in recent years, especially the development of the Morrisons Superstore. Nearby occupiers include Greggs, Klick, Cycle Centre and Iceland.

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www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

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

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DESCRIPTION

The property comprises of a ground floor retail unit which benefits from a sales area with storage accommodation and WC facilities. Externally, the property benefits from an electric roller shutter and car parking spaces are available in front of the unit.

ACCOMMODATION

The property provides the following accommodation:

Internal Width	4.60 m	
Build Depth	14.00 m	
Sales Area	57.00 m ²	(618.00 ft ²)
ITZA	39.92 m ²	(419.70 ft ²)

RATING ASSESSMENT

Following our internet enquiry with the Local Rating Authority, we are advised that the property is entered in the Valuation List as follows:

Rateable Value (2005 list):	£6,600
Rates Payable (2008/2009):	£3,049.20

Interested parties are should make their own enquiries with Local Rating Authority to confirm these figures.

LEASE TERMS

Term	To be agreed.
Rent	£11,000 per annum.
Repair	The Tenant will be responsible for taking the property as it currently stands and for carrying out all internal repairs as well as contributing towards the maintenance and repair of the exterior of the premises and common parts.

Legal Costs Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries and viewing arrangements, please contact Fiaz Hakim on 0191 211 1555 or email: fiazhakim@naylor.co.uk.

NAYLORS INSTRUCTIONS

You may search our company website www.naylor.co.uk for details of all our current instructions.

(07/10/10 FH)
A-N26(33)



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