

Property Details

Tel: 0191 232 7030

SURPLUS SHOWROOM WAREHOUSE UNIT TO LET

555.8 m² (5,983 ft²)

DOUBLE ROW, NEW HARTLEY
SEATON DELAVAL, WHITLEY BAY



- Suitable for retail or a variety of commercial uses

LOCATION

The property is situated on a mixed use estate on the outskirts of Seaton Delaval in close proximity to Cramlington town centre. The A19 which lies 2 miles to the south provides access to all parts of the region.

Occupiers on the estate include Dallas Carpets, Hartleys Caravans, Arm Motors and Delcor.

DESCRIPTION

The property comprises a surplus ground floor showroom unit which was formerly occupied by our clients, Dallas Carpets, and is situated immediately adjacent to their main showroom. Internally the property is open plan with modern light fittings and WC facilities.

The unit at the present time does not have the benefit of loading access, however, our clients are prepared to install a roller door as a condition of the letting if required and subject to agreement on the terms.

In addition to retail use the property could also be suitable for a variety of light commercial uses subject to the usual consents.

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

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OUR SERVICES INCLUDE

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



RICS

Double Row, New Hartley, Seaton Delaval, Whitley Bay

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal areas:

Showroom GIA **555.8 m²** **(5,983 ft²)**

RATING ASSESSMENT

The property will need to be separately assessed.

TENURE

The property is available on a new lease on the following principal terms:

Rent: £25,000 per annum exclusive.

Term: To be agreed.

Repair: The tenant will be responsible for full building repair.

Insurance: The tenant will reimburse a proportion of the landlord's costs incurred in respect of building insurance.

Costs: Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our office on 0191 232 7030 or ask to speak to Tim Rodgers, 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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