

Property Details

Tel: 0191 232 7030

SHOP UNIT TO LET

10 BENTON ROAD, NEWCASTLE UPON TYNE

SALES AREA 46.79 m² (504 ft²)



LOCATION

The property comprises part of this prominently located suburban retail parade situated at the junction of the A188 Benton Road and A105 Coast Road dual carriageway. The shops serve the large surrounding residential area and other occupiers in the parade include Barrington Upholstery Limited and The Mortgage Advice Centre.

We consider that the unit is suitable for a variety of uses 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 a large open plan sales area, together with kitchen and toilet accommodation to the rear.

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www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

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

10 Benton Road, Newcastle upon Tyne

ACCOMMODATION

The property provides the following approximately areas:

Sales Shop

Internal Width	4.91 m	
Shop Depth	8.59 m	
Sales Area	46.79 m²	(504 ft²)

Wood framed display window with laminate flooring. Acoustic tiled ceiling with recessed lighting. Store room partitioned off to the side.

Kitchen **5.56 m²**

Stainless steel single drainer sink unit. Cold water tap.

Toilet

Partitioned off to rear of kitchen area.

RATING ASSESSMENT

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

Rateable Value (2005 List):	£4,900
Rates Payable (2009/2010):	£1,178.45

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

TERMS

The property is available to let on the following principal terms:

Rent: £7,800 per annum exclusive.

Term: A flexible term is available.

Repair: Tenant to be responsible for internal repair and internal and external decoration and contribute towards landlords costs incurred in repairing and maintaining the exterior and structure of the building.

Insurance: Tenant to reimburse a proportion of the landlord's costs.

Costs: Ingoing tenant to be responsible for the landlords 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 Richard Talbot, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

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

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