

Property Details

Tel: 0191 232 7030

TO LET/FOR SALE

RETAIL SUPERMARKET & FIRST FLOOR OFFICES

**1-3 HEATON ROAD, BYKER,
NEWCASTLE UPON TYNE, NE6 1SA**



- ◆ Alternative uses possible, subject to usual consents.
- ◆ Busy retail location opposite post office.
- ◆ Car park at rear.

LOCATION

The property is situated on the junction between Heaton Road and Shields Road which is the principle shopping area serving the Byker and Heaton communities. Byker is a suburb of Newcastle upon Tyne and is situated approximately 1.5 miles east of the city centre. Road links are very good and the area is also served by Byker metro station and numerous bus routes.

Byker and Shields Road have been subject to several initiatives and improvements in the recent past including the provision of a large Morrisons supermarket and redevelopment of a number of shop units largely focused on the western edge of Shields Road.

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OUR SERVICES INCLUDE

- Agency
- Building Surveys
- Landlord and Tenant
- Management
- Valuations
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1-3 Heaton Road, Byker, Newcastle upon Tyne, NE6 1SA

DESCRIPTION

The property comprises a purpose built brick building for use as a ground floor supermarket with basement storage and self contained offices above.

The ground floor unit has the benefit of a large display window with dual access and loading available from the rear including ramp access to the basement.

The first floor offices which occupy the front section of the building form a canopy over the pavement and are accessed from a separate entrance at the front of the building. Internally the accommodation has been partitioned to provide 9 office rooms, a kitchen and WC facilities.

Externally there is a yard to the rear for use as a car park.

ACCOMMODATION

Ground floor supermarket gross internal area:
536.7 m² (5,777 ft²)

Basement gross internal area:
300.3 m² (3,232 ft²)

First floor offices net internal area:
244.3 m² (2,630 ft²)

TERMS

The property is available on a new lease on the following principle terms, consideration will also be given to letting the ground and first floors separately:

Lease: A lease for a term to be agreed.

Rent: £45,000 per annum.

Price: Offers in excess of £650,000.

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

RATING

Ground floor and basement:
Rateable Value (2010 List): £43,750
Rates Payable 2011/2012: £19,381.25

First floor offices:
Rateable Value (2010 List): £11,750
Rates Payable 2011/2012: £5,205.25

VAT

All figures quoted are exclusive of VAT where chargeable.

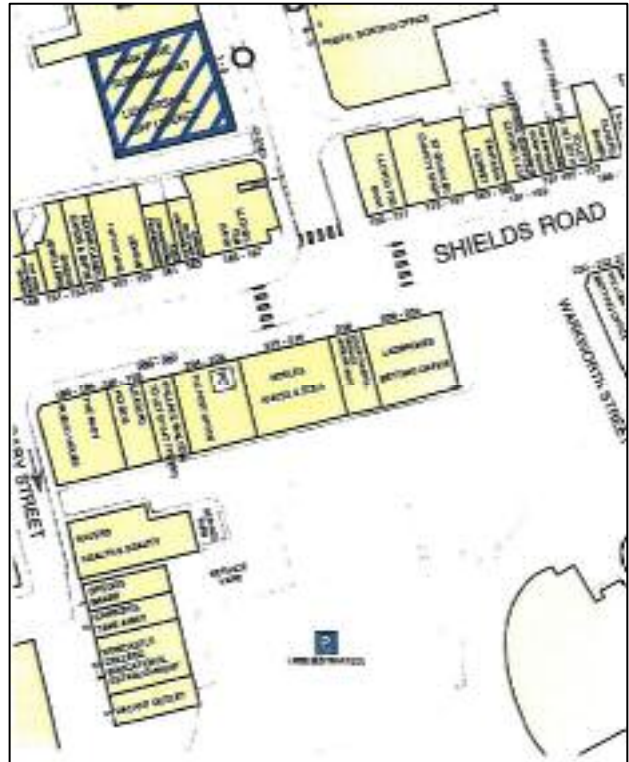
FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Fergus Laird on 0191 211 1555 or email: ferguslaird@naylor.co.uk.

NAYLORS INSTRUCTIONS

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

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