

To Let

Unit 10B, The Boulevard Shopping Centre, Longbenton

£16,000 per annum plus VAT



- ❖ Ground floor retail unit
- ❖ Total Useable floor area of 76.71 sq m / 826 sq ft
- ❖ Building occupies prominent corner position on a popular suburban retail parade
 - ❖ Nearby occupiers include Greggs, Boots Pharmacy, Subway and Ladbrokes.
 - ❖ Suitable for alternative uses subject to planning consent

Description

Ground floor double retail unit occupying a prominent position on a popular suburban retail parade in Longbenton. The property was formerly occupied as a convenience store but would suit a variety of retail, office or leisure uses subject to planning consent. Can be subdivided into two self-contained retail units.

Location

The property is located at West Farm Avenue in Longbenton, Newcastle within a popular residential suburb. There are good transport links nearby provided at Four Lane Ends and substantial on-site car parking. Surrounding occupiers include a Greggs, Boots Pharmacy, Heron, Subway, Ladbrokes, Betfred and Farmfoods and 2 Hot Food Takeaways.

Accommodation

The property arranged to provide 56.84 sq m/6,11 sq ft sales area, 25.08 sq m/ 270 sq ft storage area and a staff WC, providing a total useable floor area of 76.71 sq m/826 sq ft. The premises benefits from large display windows, roller shutters and suspended ceilings.



Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage.

Energy Performance Certificate

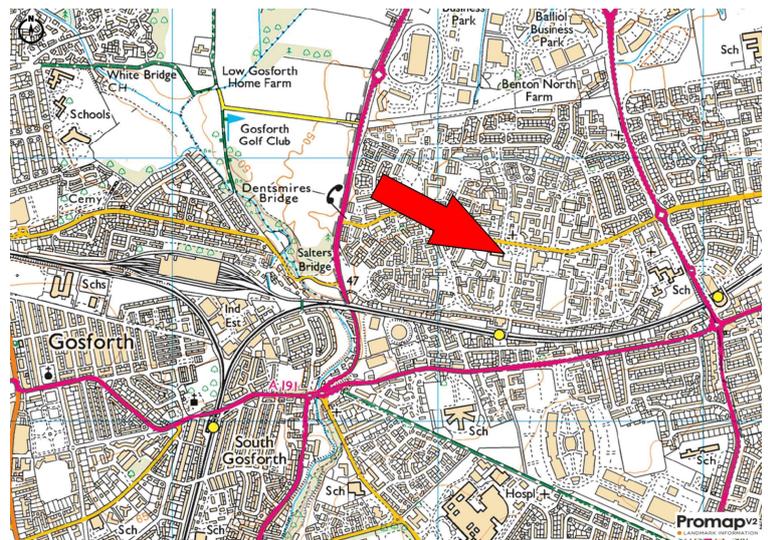
Energy Performance Asset Rating 62 (Band C). Full Certificate available upon request.

Terms

Available on a new effective fully repairing and insuring lease at a rent of £16,000 per annum plus VAT exclusive of business rates, service charge and all other outgoings. The landlord reserves their right to request a rental deposit.

Rating Assessment

Currently part of a larger assessment (www.voa.gov.uk). The UBR for the period 2020/2021 is 51.3p in the pound. If the occupier qualifies a 33% discount may be available under the current government retail rates relief scheme. Please contact the local authority for more information.



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