

NEWCASTLE – UPON – TYNE • 65-69 SHIELDS ROAD • BYKER



LOCATION

Byker is a suburb of Newcastle approximately 2 miles east of the city center and 7 miles west of North Shields.

Byker is a strong retail center with great transport links from the Metro and bus services.

The subject unit occupies a prominent position on the main high street, where occupiers including **Morrisons, Greggs, British Heart Foundations, Ramsdens**, and a host of local independent retailers are represented.

TERMS

The unit is available by way of new full repairing and insuring lease commencing rent of £65,000 per annum.

ACCOMODATION

The property is arranged over ground and first floor and provides the following approximate net internal areas:

Ground Floor Sales	10,895 sq. ft (1,012 sq. m)
First Floor	4,973 sq. ft (462 sq. m)

The property also benefits from a dedicated rear loading bay and yard.

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £103,000

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

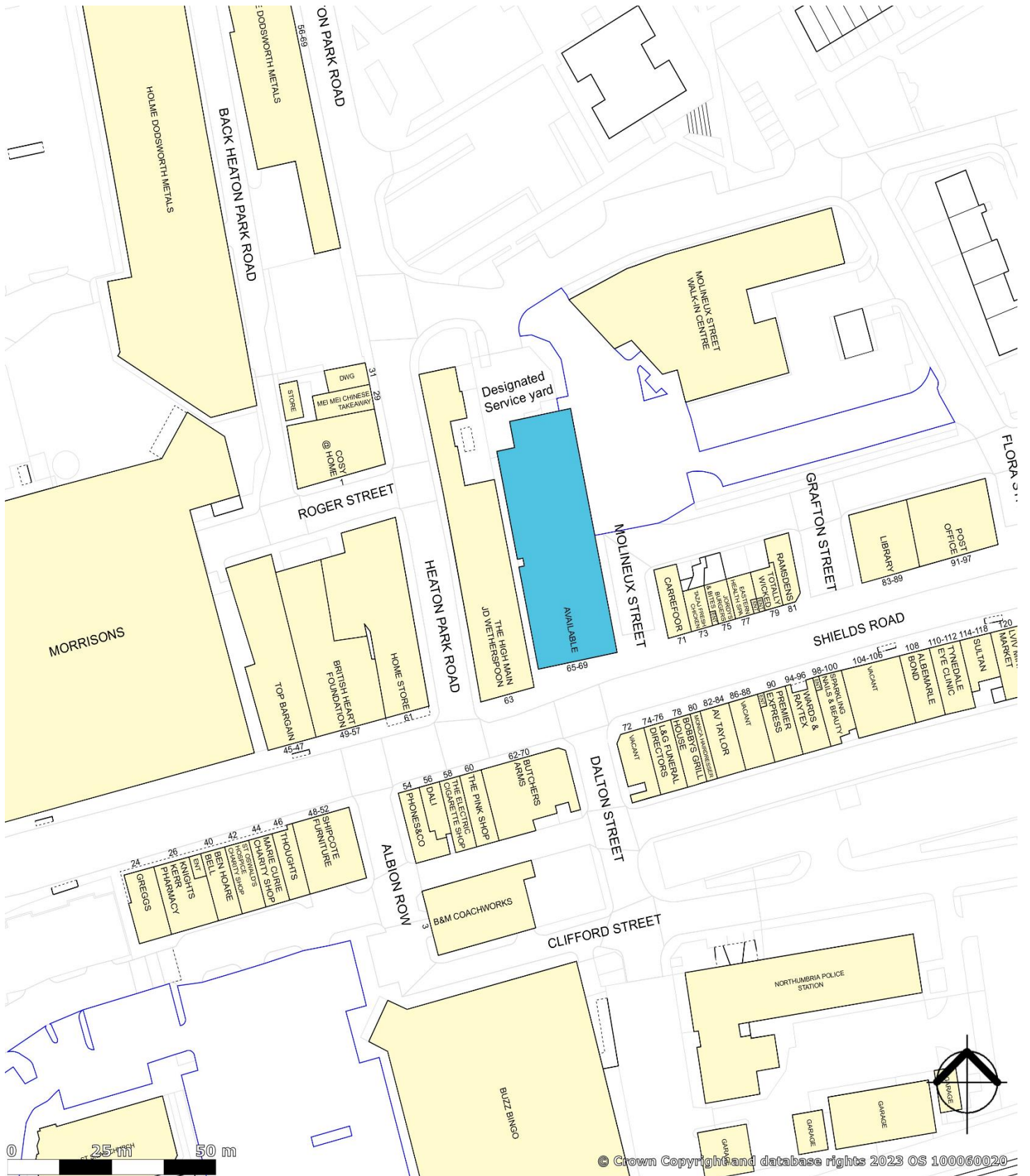
VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000

Email: david@rj-ltd.co.uk or liam@rj-ltd.co.uk

SUBJECT TO CONTRACT

PRIME SHOP TO LET



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.

