

RETAIL UNIT WITH PARKING - TO LET

NEWCASTLE UPON TYNE - UNIT 4 FELLING
SHOPPING CENTRE, NE10 9EW

Mason
Partners



Location

Booth Street Local centre is located 4 miles south east of Newcastle City Centre. The centre is anchored by an Asda supermarket. Other occupiers in the development include Subway, Greggs, Barnardo's and Card Factory.

Accommodation

The subject property comprises a modern unit in a prime position within a local centre situated between Subway and Greggs.

The property comprises the following floor approximate area:

Ground Floor NIA: 1,539 Sq. Ft (142.97 sq m)

There are approximately 150 free car parking spaces to the front of the property.

Terms

The premises is available by way of assignment or sub lease of a lease expiring on 3rd March 2026. Alternatively, a surrender and new lease could be entered in to.

Rent

£17,500 pax.

Interested parties are advised to make their own enquiries with the Business Rates Section of Gateshead Council Tel: 0191 433 3000.

Rating Assessment

Rateable Value: £22,500

Planning

It is understood that the premises has a class E planning consent.

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EPC

An EPC is available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

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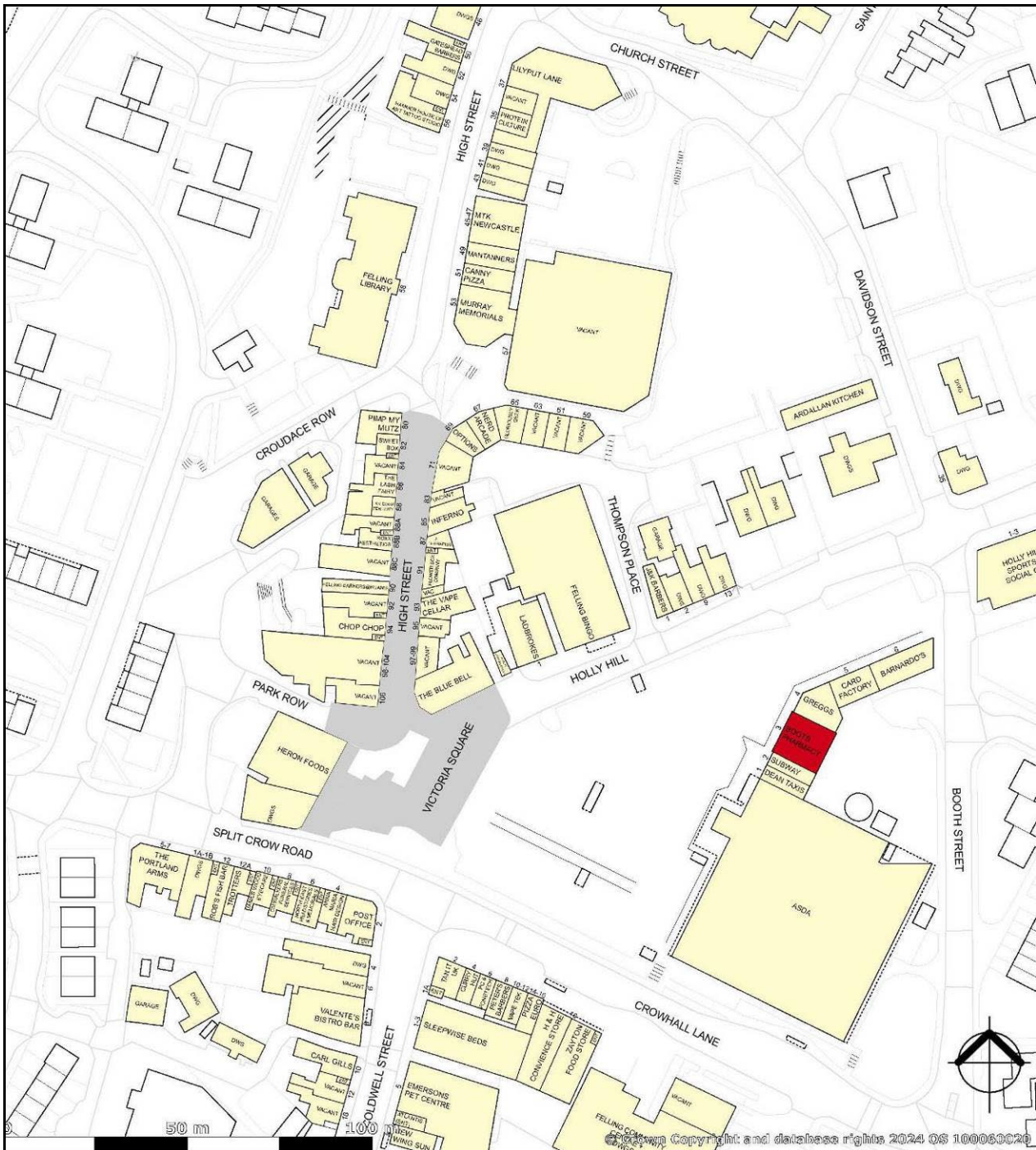
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