

HIGHLY SOUGHT AFTER LOCATION 14 ACORN ROAD, JESMOND RETAIL UNIT – TO LET

LOCATION

Jesmond is an affluent suburb two miles to the north of Newcastle city centre and which is very popular with local residents and students alike. Acorn Road is the principal neighbourhood shopping street and the premises are centrally located with nearby retailers including **Tesco Metro, Little Waitrose, Boots, Starbucks, Oliver Bonas** and **Sea Salt** as indicated on the attached Goad extract.

ACCOMMODATION

The accommodation is arranged on ground floor only and offers the following approximate floor areas and dimensions:-

Gross Frontage	32ft	(9.73m)
Internal Width	30 ft 2"	(9.16m)
Shop Depth	22ft	(6.7m)
Ground Floor Area	657 sq ft	(61 sq m)
WC/Ancillary		

LEASE TERMS

The premises are offered by way of a new full repairing and insuring lease subject to vacant possession for a term to be agreed incorporating five yearly rent reviews at an initial rent of **£38,000** per annum exclusive.

PLANNING

The premises have most recently been used as the office of an estate agency and therefore have an A2 planning consent which renders them also suitable for an immediate A1 retail use.

Other uses will be subject to securing the necessary planning approvals.

RATING ASSESSMENT

We are verbally advised by the Local Rating Authority that the premises are assessed as follows:-

Rateable Value	£45,250
Rates Payable April 2019/20	£14,857

The above payable figure assumes that the ingoing Tenant will get the benefit of the government subsidy of 33.3% deduction from the standard rates payable figure for premises with a rateable value of less than £51,000.

Interested parties are advised to seek verification of the above from the Local Rating Authority.



ENERGY PERFORMANCE CERTIFICATE

An EPC for the property is available upon request from this office.

LEGAL COSTS

Each party will bear their respective legal costs incurred in connection with this transaction.

VAT

All figures quoted in these terms are exclusive of VAT where chargeable

VIEWING

All viewings are strictly by prior appointment through:-

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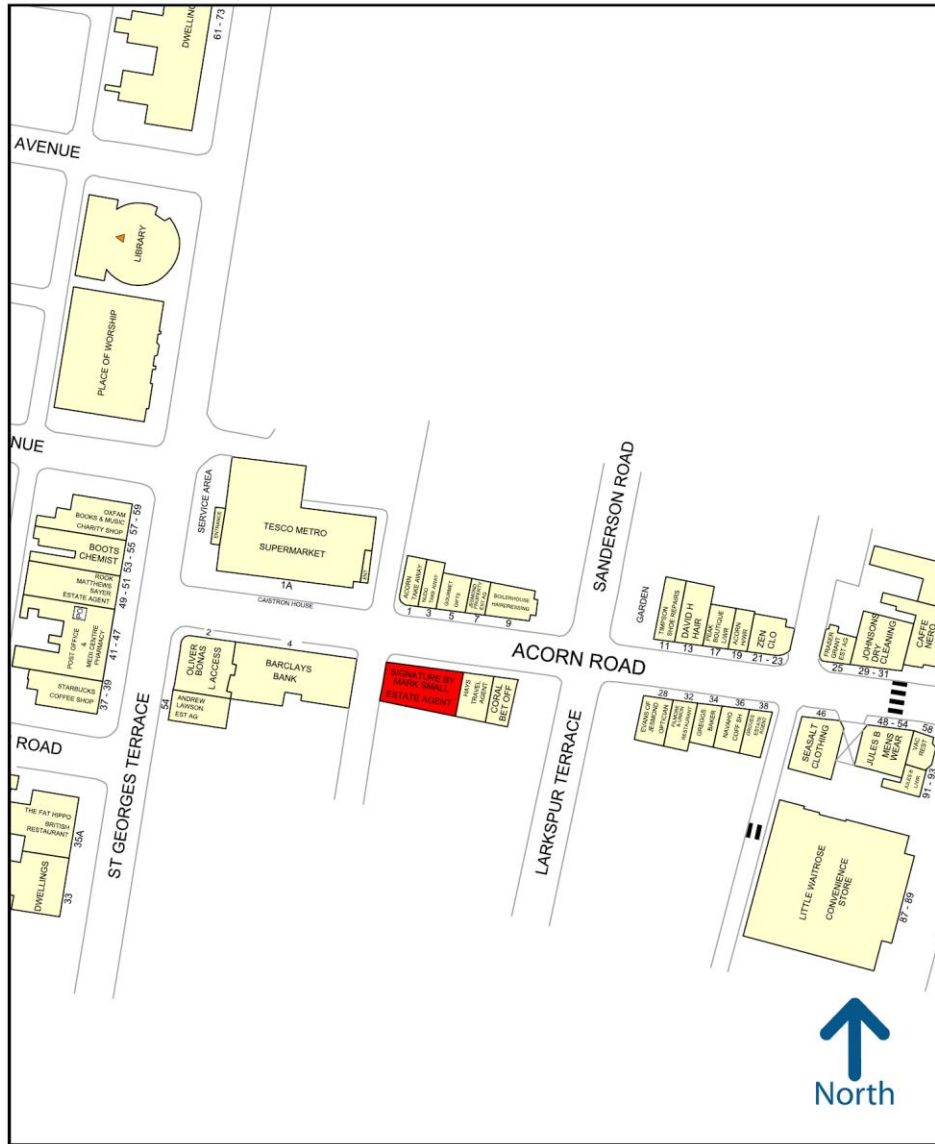
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AUGUST 2019





Newcastle upon Tyne - Jesmond



Experian Goad Plan Created: 14/08/2019
Created By: ATF Retail



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