

## LEASE FOR SALE

38-42 FRONT STREET, WHICKHAM, NE16 4DS

ON THE INSTRUCTIONS OF BARCLAYS BANK PLC



- Ground Floor 132 sq m (1,425 sq ft)
- Held by way of three separate leases
- Suitable for a variety of uses subject to consent
- Potential to sub divide premises subject to terms and discussions with Landlords
- Nearby operators include: Newcastle Building Society, Oli & Joe's, Village Dental Practice, Screen Saviour, Little Legends, 22 Law and Masamune Tattoos.

## **SITUATION**

The subject property is prominently located on Whickham Front Street, close to its junction with Rectory Lane. Whickham is 7 miles west of Newcastle upon Tyne and 1 ½ miles south of the Metro Centre/A1 (M). There are car parking facilities a short walk from the premises.

## **ACCOMMODATION**

A split-level property arranged over ground and first floors.

<b>Ground Floor</b>	132m <sup>2</sup>	1,425ft <sup>2</sup>
<b>First Floor Offices/Staff</b>	82m <sup>2</sup>	878ft <sup>2</sup>

## **LEASE**

The premises are occupied by way of three leases, details of which are found below: -

**38/40 Front Street** - The premises are held by way of a FRI lease for a term expiring 17<sup>th</sup> June 2028 at a passing rental of **£9,275 per annum** exclusive. Subject to BO 17<sup>th</sup> June 2023.

**42 Front Street** - The premises are held by way of a FRI lease for a term expiring 17<sup>th</sup> June 2028 at a passing rental of **£17,225 per annum** exclusive. Subject to BO 17<sup>th</sup> June 2023.

**Bank Extension** – The premises are held by way of an effective FRI lease for a term expiring 28<sup>th</sup> September 2064 at a passing rental of **£7,500 per annum**, subject to 7 yearly rent reviews.

Further details available upon request.

## **EPC**

Further details of the Energy Performance Certificate to follow.

## **BUSINESS RATES**

<b>Rateable Value</b>	£31,000
<b>2022/2023 UBR</b>	£0.499
<b>Estimated Rates Payable</b>	£15,469

*Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

## **COSTS**

Each party is to be responsible for their own legal/professional costs incurred with this transaction.

## **VAT**

All figures quoted are exclusive of VAT and other charges where applicable.

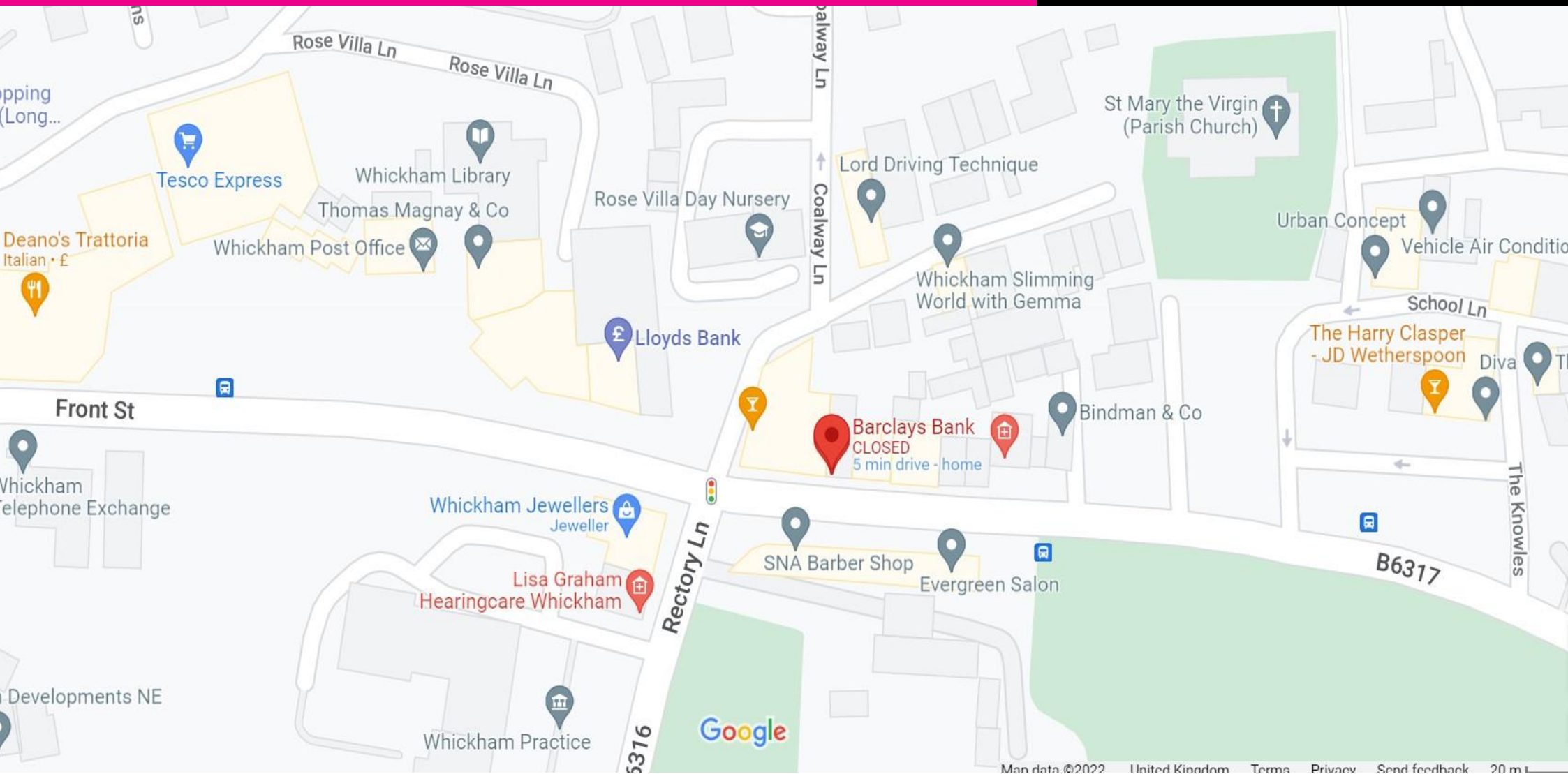
## **VIEWING**

For enquiries, viewing, and general information, please contact:

**Jonathan Chapman**

**E:** [jonathan@atretail.co.uk](mailto:jonathan@atretail.co.uk)

**M:** 07949 938210



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