

## TO LET

## 253a STANHOPE STREET, NEWCASTLE UPON TYNE



- Prominent Unit on Stanhope Street, Adjacent to Iceland.
- Suitable for a variety of uses under Use Class E, subject to consents.
- Available Immediately
- Parking on-street & off-street, and with the benefit of an adjacent free cash point.

## LOCATION/SITUATION

Located just off Bararck Road on Stanhope Street and 1 mile west of Newcastle City Centre, the unit forms part of Iceland's demise and sits adjacent the Frozen Food retailers main entrance as well as an active, free cash point.

There is a bus stop opposite linking Newcastle City Centre, and free on street parking to the front and free parking to the rear via a private car park. Both Westgate Primary and Moorside Primary are ~100m from the subject unit and the site is surrounded by dense residential.

## ACCOMMODATION

Comprising of a ground floor lock up retail unit with the following approximate and floor areas:

Total Ground Floor Area	102 M <sup>2</sup>	1,097 ft <sup>2</sup>
WC	4.4 M <sup>2</sup>	10 ft <sup>2</sup>

## LEASE TERMS

A new sub-lease on a effectively fully repairing and Insuring basis for a term to be agreed is available at a rent of **£12,000 per annum** exclusive.

## EPC

The property has an Energy Performance rating of C 15. Full details available upon request.

## BUSINESS RATES

Rateable Value	£9,000
2023/2024 UBR	£0.499
Estimated Rates Payable *(with small business relief)	£0,000*

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

## SERVICE CHARGE

An ad hoc service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. The unit represents 1.19% of the total chargeable area. Further details available upon request.

## COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

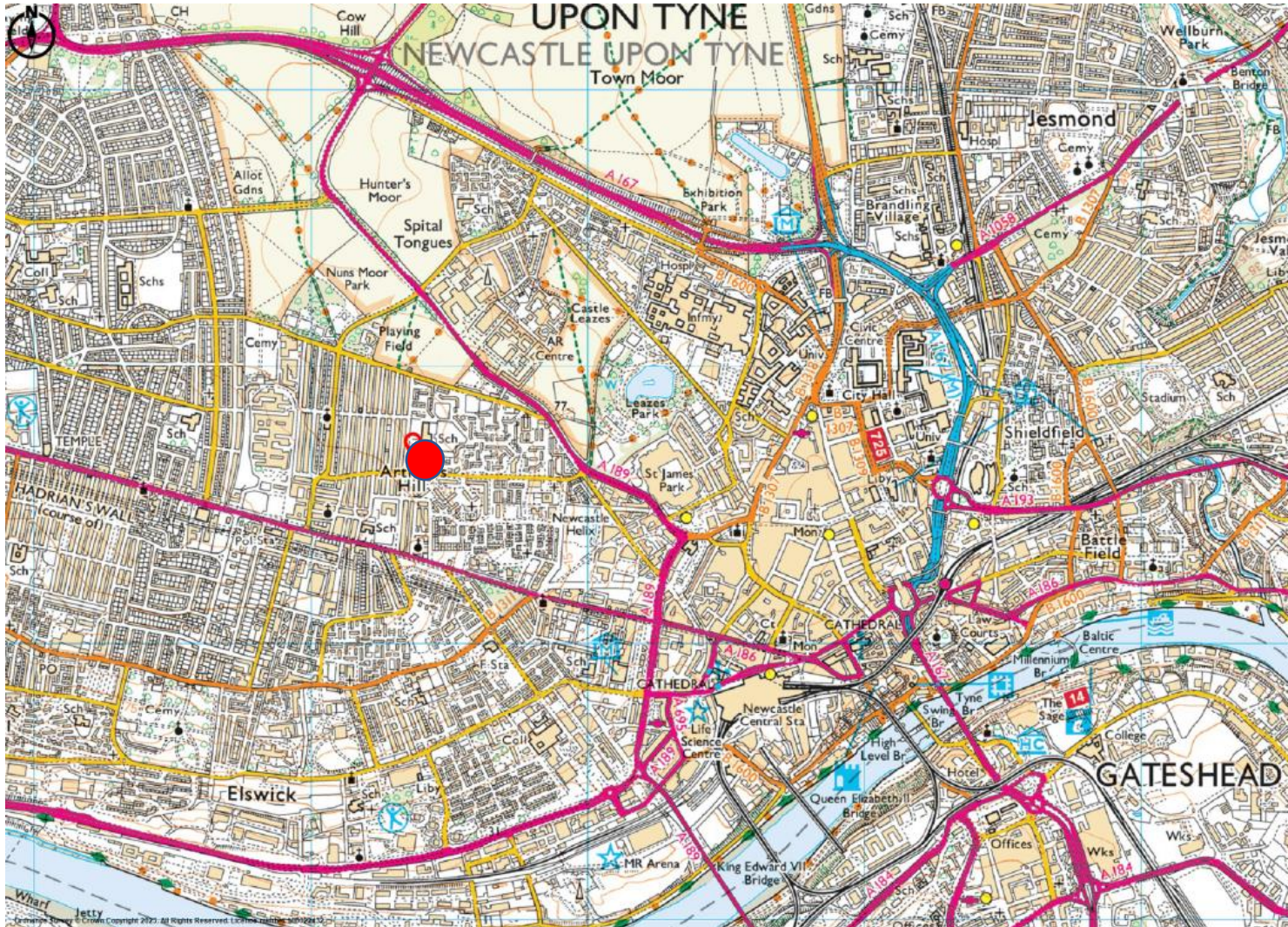
## VIEWING

For enquiries, viewing by appointment only, and general information, please contact @retail.

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