

TO LET

216 CHILLINGHAM ROAD, HEATON, NE6 5LP



- Ground & First Floor Accommodation
- Prominent Spot on Chillingham Road
- E Class Consent
- Potential for Pavement Trade
- Nearby occupiers include **Sainsburys**, **Greggs**, **Subway**, **Neighbourhood Coffee**, and **Flint Pizza** to name a few.

LOCATION/SITUATION

The property is located on Chillingham Road, Heaton; a popular suburb of Newcastle upon Tyne located 3 miles from the City Centre and with a population of. ~18,000. Chillingham Road acts as the local high street for the area, which houses a large student/young professional population. The property is located along the prime stretch of Chillingham Road, with nearby occupiers including Sainsbury's, Greggs, Subway, Neighbourhood, Flint Pizza, and a host of other occupiers.

ACCOMMODATION

Arranged over ground and first floor, with the following approximate dimensions and floor areas:

Internal Width	4.58 m	15'
Ground Floor Area	36.42 M ²	392 ft ²
FF Store/Office	25.28 M ²	272 ft ²
FF Staff Kitchen	3.36 M ²	36 ft ²
FF WC	1.34 M ²	12 ft ²

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£15,000 per annum** exclusive.

BUSINESS RATES

Rateable Value £8,400

2023/2024 UBR £0.499

Estimated Rates Payable £0000*

*Full Rates Relief Potentially Available

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

EPC

The property has an Energy Performance rating of E116

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.

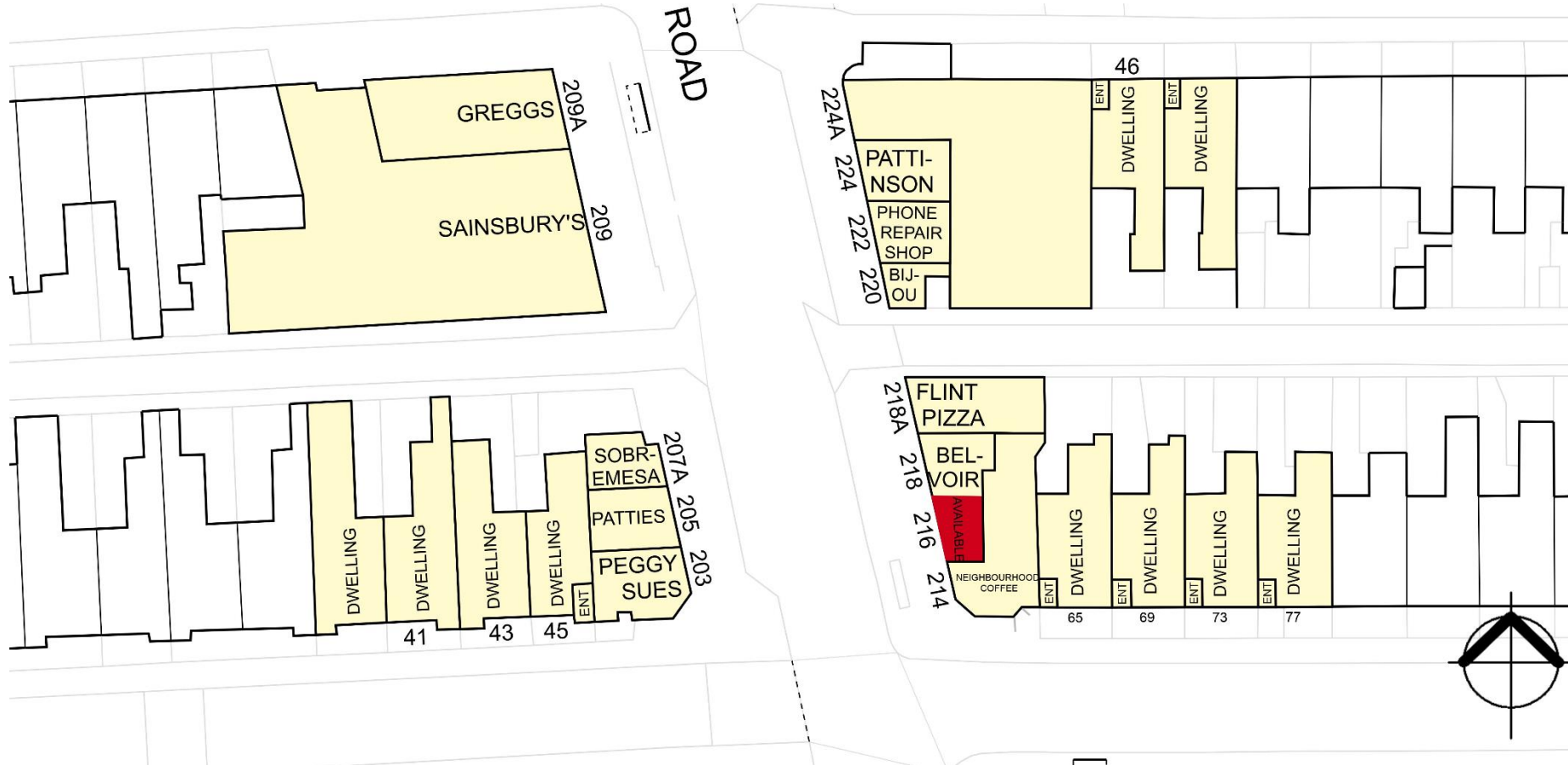
VIEWING

For enquiries, viewing, and general information, please contact @retail

Pete Townsend

E: pete@atretail.co.uk

M: 0713151970



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