

TO LET

3 HARTLEYBURN AVENUE HEBBURN NE31 2NJ



- Roadside Retail Unit visible from busy Victoria Road.
- Suitable for a variety of uses subject to consents.
- 5 Designated parking spaces at the front with side loading bay.
- Ground Floor Sales Area of 220.57 m² (2,374 ft²).

SITUATION

The unit is situated on Hartleyburn Avenue and can be viewed from the busy Victoria Road, which receives an annual average of daily flow of 15,688 vehicles per day. The unit also has 5 dedicated parking spaces and is suitable for a variety of uses subject to planning, having two previous uses as a convenience store and most recently as a design floor specialist.

ACCOMODATION

Arranged over ground floor with private loading to the side.

Internal Width	11.53 m	37' 1"
Internal Depth	19.13m	62' 9"
Ground Floor Sales, Storage / Loading (GIA) Incl Staff WC	220.57 m ²	2374 ft ²

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at **£27,500 per annum** exclusive.

EPC

The property Energy Performance Certificate is being commissioned and will be available soon.

BUSINESS RATES

Rateable Value	£10,250
2024/2025 UBR	£0.499
Estimated Rates Payable	£5,114.75

Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers.

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 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:

Oliver Sunderland

E: Oliver@atretail.co.uk

T: 0191 280 4237

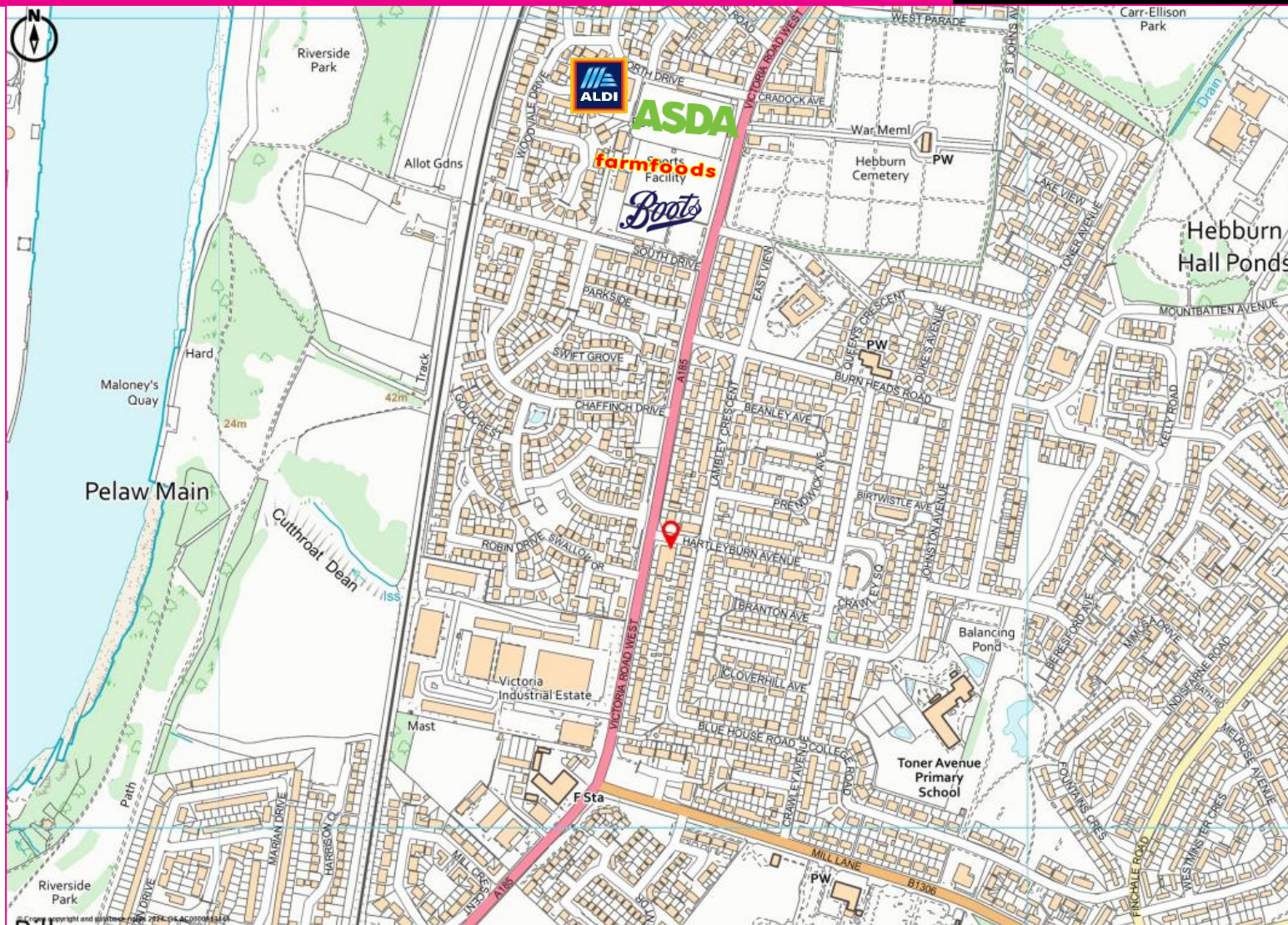
M: 07943 836 058

Ian Thurlbeck

E: lant@atretail.co.uk

T: 0191 280 4236

M: 07515 831 417



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