

TO LET

15-16 ARNDALE HOUSE, VICTORIA ROAD, WASHINGTON, NE37 2SW



Prominent Corner Retail Unit
Adjacent Free Car Park Entrance

- Benefits from parking, loading and staff facilities.
- Ground Floor Sales up to 1,465 sqft
- E Class consent suitable for a wide range of uses.
- Other occupiers in the building include **Greggs, Heron Foods, Savers, Boots,** and more.

SITUATION / LOCATION

The unit is situated at the mid-point of the Washington Town Centre on a prominent pitch within Arndale House. The town is located 10 Miles south of Newcastle, and 6 miles west of Sunderland, with dense residential surrounding. It is accessed off the A1 and close by to the A19 North and South bound.

ACCOMMODATION

Arranged over ground level, the former bookmakers comprises of open plan retail with staff provision to the rear and unit provides the following approximate internal floor area.

Ground Floor Sales	136 M ²	1465 ft ²
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LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at **£25,000 per annum** exclusive.

EPC

The property has a Energy Performance Certificate of **C52**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£29,500
2021/2022 UBR	£0.499
Estimated Rates Payable	£14,720

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority. Rates discount of 2/3rds potentially available.

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. There is a service charge for the upkeep of common items.

VIEWING

For enquiries, viewing, and general information, please contact@ retail or our joint agents Johnson Tucker (Kristian) on 0191 269 7892:

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