

TO LET / FOR SALE

44 FRONT STREET WHICKHAM NE16 4DS



- Large Retail Unit suitable for a variety of uses offering circa 7000 sq ft GIA.
- Situated prominently on the primary thoroughfare in Whickham, Front Street.
- Leasehold or Freehold available.
- Ample public parking and loading to the rear.
- Nearby occupiers include **Tesco Express**, **Heron Foods**, **Greggs** & other well-established and local brands.

SITUATION

The Unit is prominently positioned on Front Street, the primary thoroughfare in Whickham, a sought-after suburb of Gateshead. Conveniently situated 5 miles southwest of Newcastle Upon Tyne and just 2.4 miles south of the Metro Centre. This location benefits from being in the proximity of numerous well-established brands, including Tesco Express, Heron Foods, Greggs & more. To the rear are good loading facilities and ample parking options including pay & display at the rear.

ACCOMODATION

The Unit is arranged over a spacious open Ground Floor providing:

Ground Floor Sales	651.52 m ²	7,013 ft ²
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LEASE TERMS

Subject to gaining vacant possession a new Full Repairing & Insuring lease for a term to be agreed, with an initial rent of **£50,000 per annum** exclusive.

Alternatively, subject to gaining vacant possession the freehold sale of the building will be considered from offers over **£500,000** exclusive.

EPC

The property has a Energy Performance Certificate of **C(75)**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£48,250
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2024/2025 UBR	£0.499
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Estimated Rates Payable	£24,076.25
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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:

Ian Thurlbeck

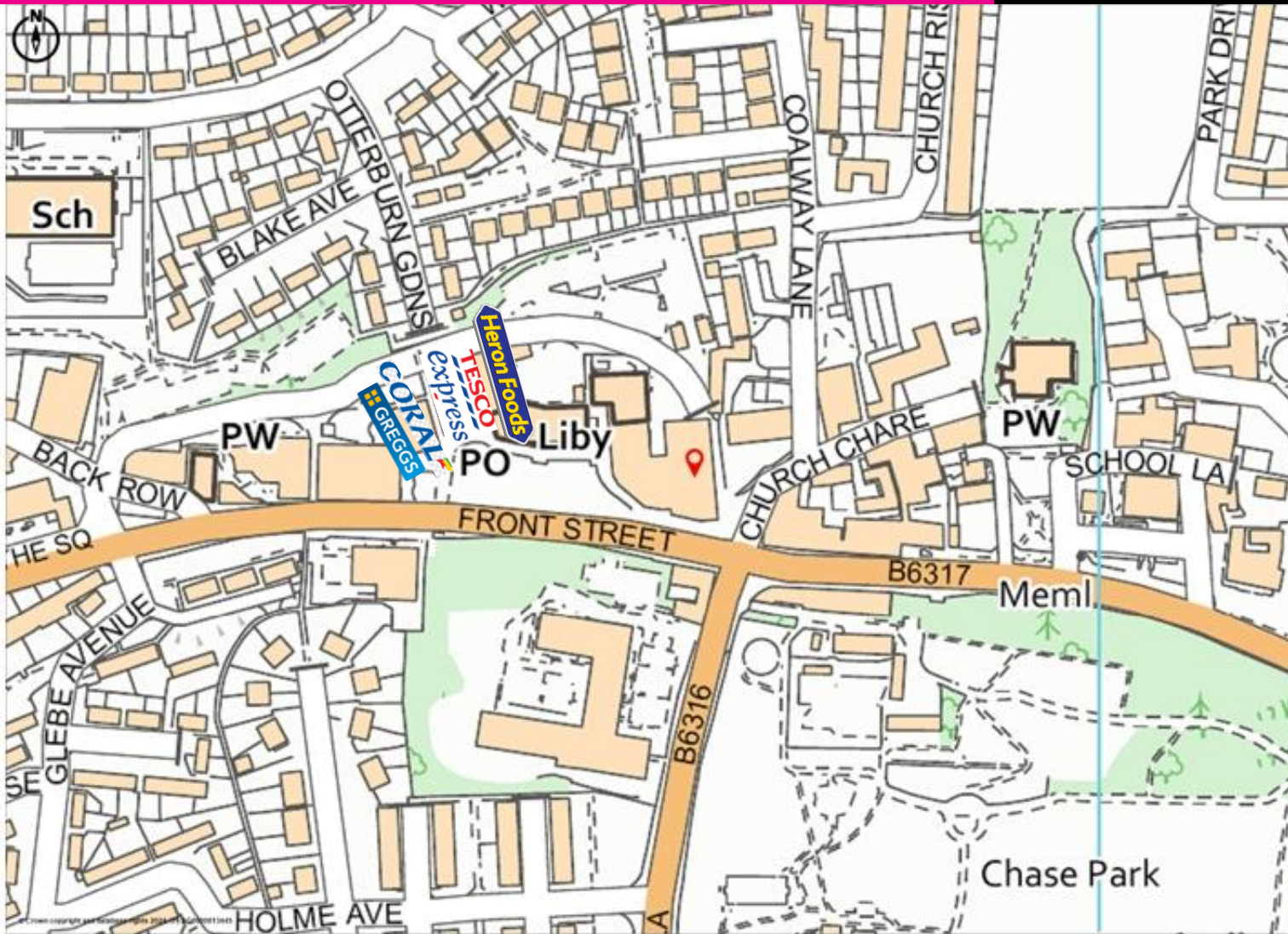
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