



NEW INSTRUCTIONS

PROMINENT CORNER RETAIL UNIT



**68 – 70 WEST ROAD
NEWCASTLE UPON TYNE
NE4 9PY**

TO LET

LOCATION

The property is prominently located on the north side of West Road at the junction with Gowland Avenue.

The West Road is a very busy suburb to the west of Newcastle close to Newcastle General Hospital. Nearby retailers include Maxwells DIY, Premier, The Post Office as well as other estate agents, local retailers and fast food operators. The West Road (A186) also links directly to the A1.

DESCRIPTION

The property has been fitted out to an extremely high standard with a double fronted retail unit on the ground floor which has the benefit of an air conditioning unit, modern spot lighting, blinds and a tiled floor. There are offices at the back of the ground floor which also gives access to the yard. There is a kitchen/staff area at the rear of the shop next to the stairs providing access to the first floor.

The first floor offices are divided into three areas plus a boardroom and are newly decorated and carpeted with blinds, florescent lighting and part perimeter trunking.

ACCOMMODATION

The property has the following approximate floor areas:-

	M ²	Sq Ft
First Floor (Offices)	73.12	786
Ground Floor (Sales)	80.04	862
Ground (Kitchen)	12.29	132
Ground (Store)	1.26	14
TOTAL	166.71	1,794
Garage	33.28	358

There are also 8 off street car parking spaces to the side of the property which whilst not included in the title are in practical terms for the benefit of the occupier of these premises.

QUOTING TERMS

Our clients are seeking a new full repairing and insuring lease for a term by arrangement.

The quoting rent is £30,000 per annum exclusive of VAT. In addition the tenant will be required to repay the landlords costs of the building insurance.

RATES

According to the Valuation Office Agency website the property has a rateable value of £11,750.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

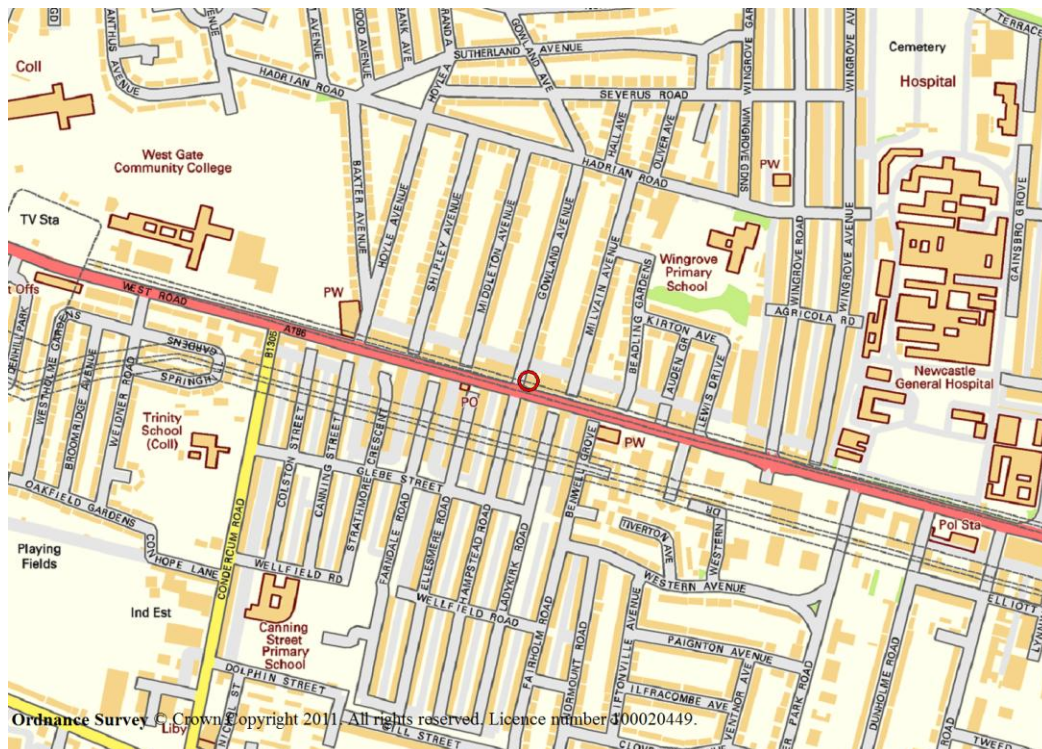
VIEWING

Strictly by appointment with the sole agents.

For further information please contact:

Mr Chris Pearson
Gavin Black & Partners
184 Portland Road
Jesmond
Newcastle upon Tyne
NE2 1DJ

Tel: 0191 230 2777
Fax: 0191 232 7374
Mobile: 0783 432 8678
Email: chris@gavinblack.co.uk



Disclaimer:

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.