



TO LET

**Units 7 & 8 Arndale House, Victoria Road, Concord,
Washington, Tyne & Wear, NE37 2SW**

£37,500 per annum

Self-contained Retail Unit

- Located in a popular and established residential district
- The property is capable of sub division or as a whole

Location

Washington is situated 6 miles west of Sunderland City Centre and 10 miles south of Newcastle. Washington benefits from a good road network in close proximity to the A1(M) and A19. Washington has an urban population of 53,388 persons and a district population of 280,807 persons.

The property is situated in the popular and well established residential district of Concord in a prime position within Arndale House which provides the primary retail focus for the immediate area. Tenants within the parade include Greggs, Heron Frozen Foods, Superdrug, Boots and William Hill.

Accommodation

The unit currently provides the following approximate dimensions and floor areas: -

Internal Width	10.11 m	(33 ft 2 ins)
Built Depth (Max)	17.2 m	(56 ft 5 ins)
Ground Floor Sales Area	139 sq m	(1,497 sq ft)
First Floor Ancillary	110 sq m	(1,183 sq ft)

The property is capable of subdivision to provide two retail units each providing the following approximate dimensions and floor areas: -

Unit 1

Internal Width	Approx 5 m
Built Depth	17.2 m
Ground Floor Sales Area	865 sq ft (80.36 sq m)
First Floor Ancillary	705 sq ft (65.50 sq m)

Unit 2

Internal Width	Approx 5 m
Built Depth	13.2 m
Ground Floor Sales Area	715 sq ft (66.44 sq m)
First Floor Ancillary	705 sq ft (65.50 sq m)

Exact areas for the subdivision are to be confirmed.

Tenure

The property is available in its entirety or on a subdivided basis by way of a new full repairing and insuring lease/leases for a term of years to be agreed subject to five yearly upward only rent reviews.

The property is available in its entirety at a commencing rent of £37,500 per annum exclusive. Alternatively terms for subdivided units can be provided upon application.

Rating Assessment

We are advised that the property is currently assessed for rating purposes as follows: -

Rateable Value:	£30,750.00
Rates Payable 2011/2012:	£12,686.56

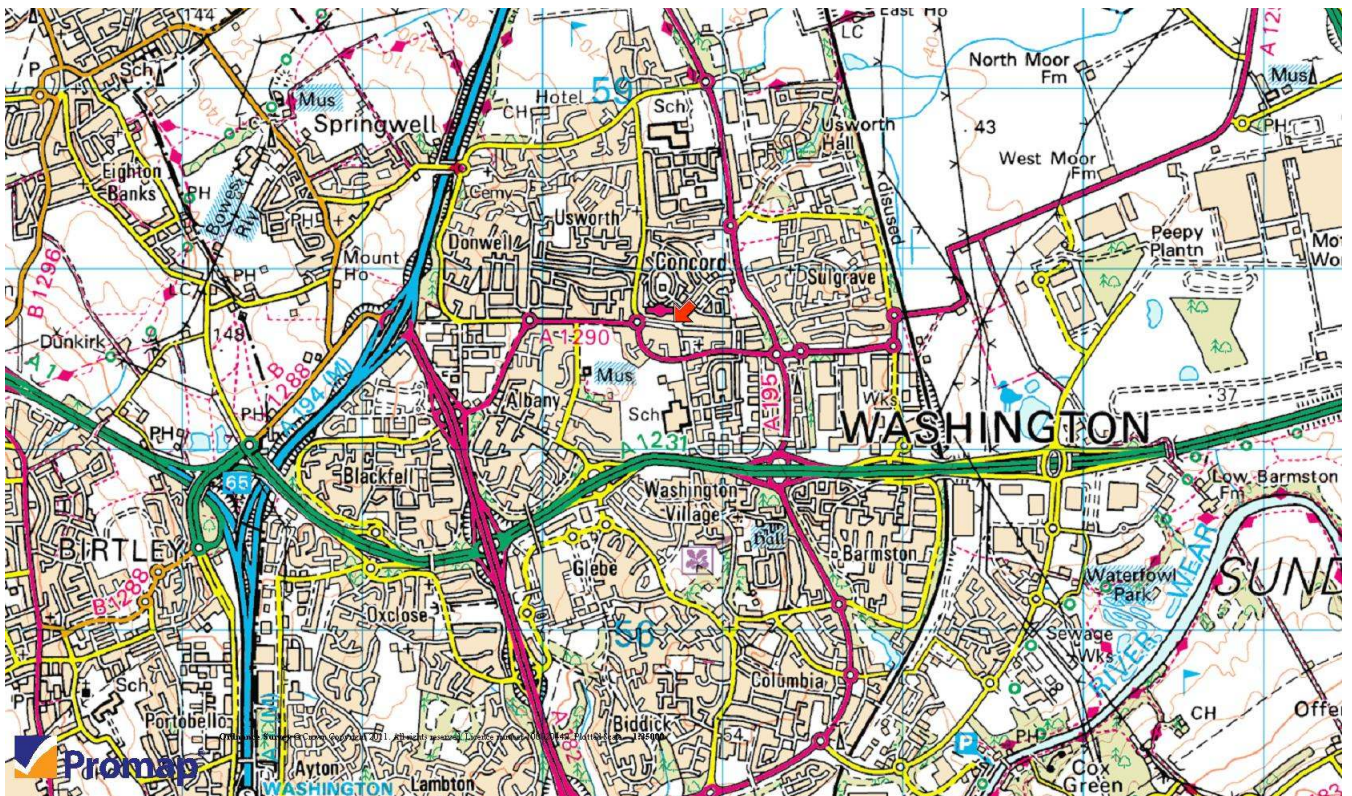
Legal Costs

Each party will be responsible for their own legal costs.

Viewing

By appointment through Johnson Tucker LLP on 0191 269 7890 or alternatively our joint agents At Retail on 0191 280 4237.

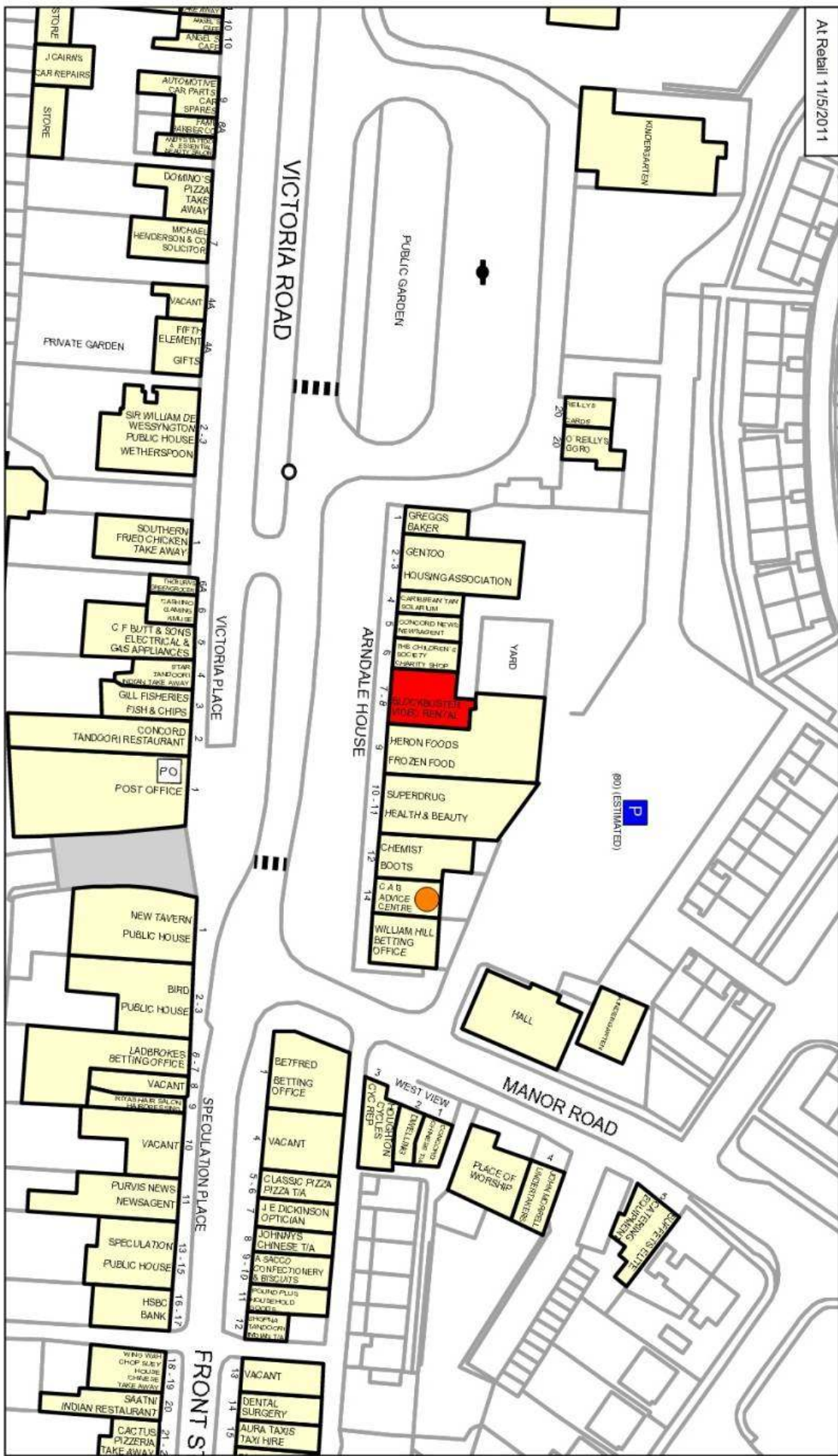
Subject to Contract



Johnson Tucker LLP, The Boathouse, Newburn, Newcastle upon Tyne, NE15 8NL
Tel: 0191 269 7890 Fax: 0191 229 1317 www.johnsontucker.co.uk

Conditions under which these particulars are issued

- All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -
1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP, for themselves or for the Vendors/Lessors.
 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
 4. The Vendors/Lessors do not make, give or imply, nor do Johnson Tucker LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
- The statement does not affect any potential liability under the Property Misdescriptions Act 1991.



For more information on our products and services
www.goadplans.co.uk
0845 6016011

COPYRIGHT AND CONFIDENTIALITY NOTICE
© 2011 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2011
Licence number PJ 1000171316



For full terms & copyright conditions visit
www.goadplans.co.uk



ANGUS & THURLEBECK PROPERTY CONSULTANTS

45 metres