

# TO LET

## High Street Retail

Ground Floor

260-262 Shields Road

Byker

Newcastle upon Tyne

NE6 1DX

johnson  
tucker

chartered surveyors & property consultants



- Ground Floor Retail Premises
- Prominent retail location next door to Iceland
- Suitable for a variety of uses
- EPC Rating B50
- Size: 139.9 sq m (1,506 sq ft)
- Asking Rent: £12,000 per annum



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## LOCATION

Shields Road is situated approximately 1.5 miles east of Newcastle City Centre and 2 miles west of Wallsend. Shields Road is an established neighbourhood retail destination and has an immediate resident population of 40,000 persons. The premises are situated at the eastern end of Shields Road next door to Iceland and close to a number of independent retailers.

## DESCRIPTION

The unit is part of a modern, brick building under a pitched, tiled roof. The unit provides clear ground floor retail space with rear storage.

## ACCOMMODATION

Ground floor – 139.9 sq m (1,506 sq ft)

## TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £12,000 per annum (exclusive). All other terms are to be agreed by negotiation.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## RATING ASSESSMENT

The upper floors are in the process of being split from the ground floor and converted to residential accommodation. The rateable value will therefore need to be reassessed in due course to account for the ground floor only.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

The whole of the property currently has an energy performance certificate rating of B50.

Once the upper floors have been split from the ground floor, an energy performance for the ground floor only will be commissioned

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

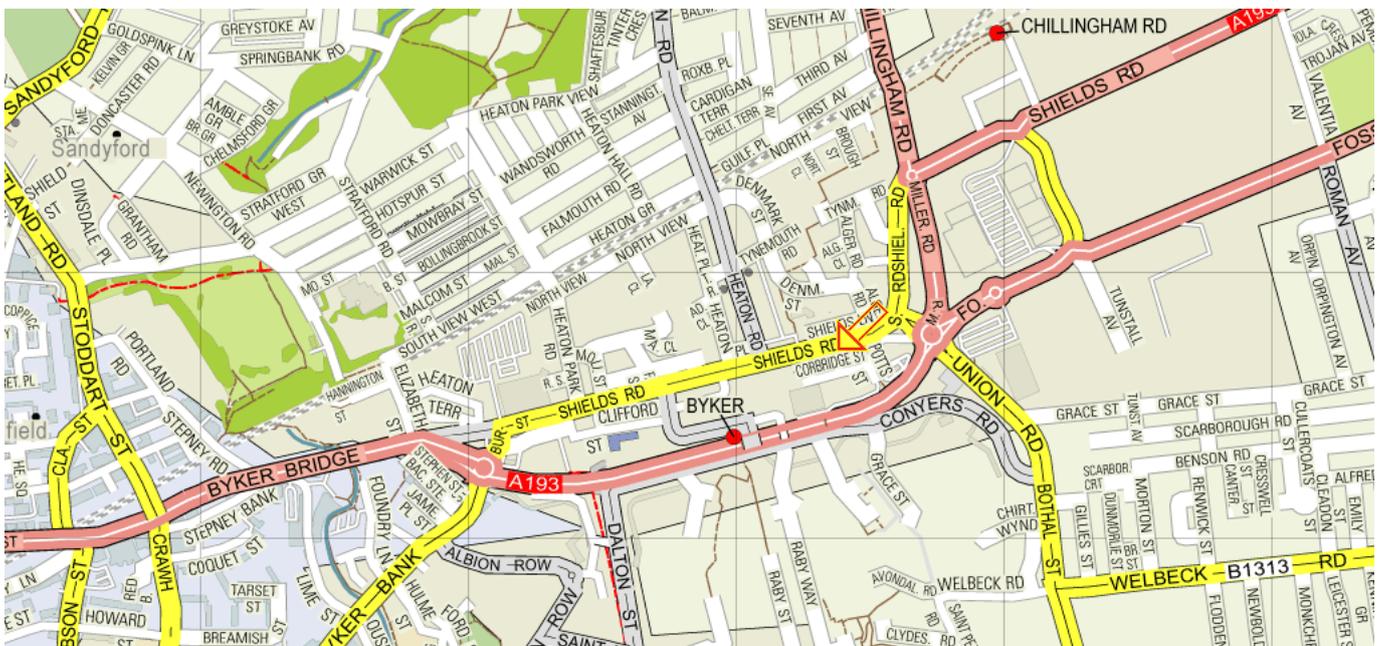
## VIEWING

By appointment only through Johnson Tucker LLP.

Contact Kristian Sorensen on 07754 584 192 or

[kristians@johnsontucker.co.uk](mailto:kristians@johnsontucker.co.uk)

## SUBJECT TO CONTRACT



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