

TO LET

Retail / Jesmond

**18A Osborne Road
Jesmond
Newcastle upon Tyne
NE2 2AD**

**johnson
tucker**
chartered surveyors & property consultants



- Popular Jesmond location available immediately
- Available immediately
- Nuffield Health Centre and Jesmond Metro Station are nearby
- Seeking rental offers of £15,000 pa
- Floor area of 71.89 sq m (773.82 sq ft)



LOCATION

The property is located in Jesmond on the eastern side of Osborne Road where there are a number of hotels, restaurants and bars. It is situated towards the southern end of the road at the junction with Osborne Avenue. The property is located around 1.5 miles to the north east of Newcastle city centre in a heavily student populated area.

DESCRIPTION

The property comprises entirely ground floor premises formerly occupied as Boots the Chemist but would suit alternative retail and leisure uses subject to planning. The property has a wide retail frontage with substantial glazed elevation with recessed entrance. The property is also immediately outside a bus stop and next door to James Fulton Hair Studio and Sarah Mains Estate Agents.

ACCOMMODATION

The property provides a total net internal area of 71.89 sq m (773.82 sq ft). briefly comprises:

TERMS

The premises are available for rental offers in the region of £15,000 per annum on full repairing and insuring terms. All other lease terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Description: £18,500

The Small Business rate for the year 2020/2021 is 49.9 pence in the pound.

All interested parties are urged to make their own enquiries in this regard.

LEGAL COSTS

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

EPC

An EPC has been commissioned and will be available shortly.

VAT

All figures quoted are exclusive of VAT.

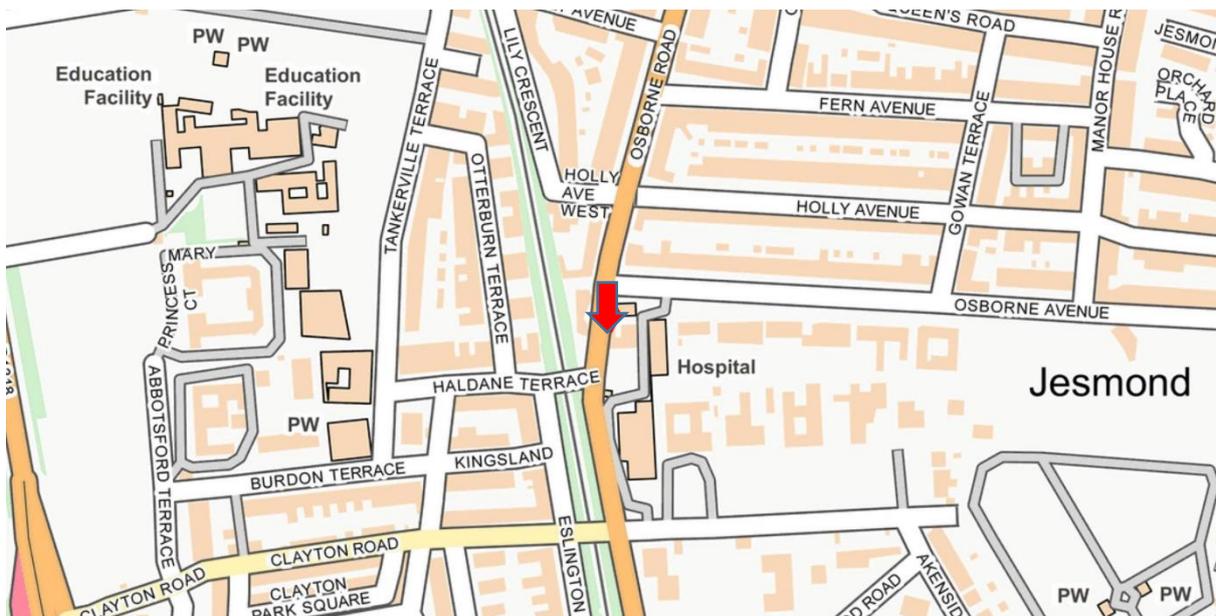
ANTI-MONEY LAUNDERING REGULATIONS

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 / kristians@johnsontucker.co.uk Matthew Ternent on 07868 813 275 / matthewt@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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