

Unit 1 & 2, 40 WARTON TERRACE

HEATON, NEWCASTLE UPON TYNE, NE6 5LS

An exceptional commercial opportunity



GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

UNIT 1 & 2, 40 WARTON TERRACE, HEATON, NEWCASTLE UPON TYNE, NE6 5LS

PROPERTY SUMMARY

Introducing Units 1 & 2, 40 Warton Terrace - An exceptional opportunity to secure a space in a premier development in the heart of the vibrant Chillingham Road Area.

This commercial property is a standout, positioned at the prominent junction of Warton Terrace and Chillingham Road, boasting an incredible volume of pedestrian and vehicular traffic. With it's distinctive external kerb appeal, this space is sure to catch the eye of the many passers-by.

Immerse yourself in a fully upgraded environment, thoughtfully designed. The recent extensive back to brick refurbishment includes energy-efficient enhancements like LED lighting and thermal insulation, ensuring cost-effective operations while fostering sustainability. The property is fully wheelchair accessible for individuals with disabilities.

Operating under use class E, the versatility of this space opens up possibilities for various business ventures, including salons, beauticians, offices, retail, café's etc.

Follow the video link to take a look at this fantastic space

[40 Warton Terrace—video walkthrough](#)

RENT

£10,000 per annum, per unit

LOCATION

The property is located in the attractive and densely populated suburb of Heaton, situated approximately two miles north of Newcastle city centre.

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The area is extremely popular with students, young professionals and families due to its close proximity to the city centre and good quality local amenities.

Nearby local outlets include Nest restaurant, Sainsbury's Local, Neighbourhood coffee shop, The Heaton Tap Micro Pub and Naked Deli but to name a few.

ENVIRONMENT

Immerse yourself in a fully upgraded environment, thoughtfully designed. The recent extensive back to brick refurbishment includes energy-efficient enhancements like LED lighting and thermal insulation, ensuring cost-effective operations while fostering sustainability. The property is fully wheelchair accessible for individuals with disabilities.

Natural light floods both units through the

expansive bay windows, creating an inviting ambiance throughout. For those requiring an efficient workspace, numerous sockets and a dedicated hardwired internet system have been seamlessly integrated, making it an ideal choice for office occupiers.

At the rear of the building, you'll find a spacious kitchen and two WCs, one of which is designed for wheelchair accessible use all of which is cleaned by the in-house management team.

COMMUNITY

At the heart of the building will be a co-working space available to our commercial tenants and outside businesses. A chance to therefore network with other like-minded businesses owners. We have created not just a property but a community.

ACCOMMODATION

The units provides the following net internal area:

Name	M ²	Ft ²
Unit 1	37.69	406
Unit 2	39.11	421

TERMS

Each unit is available by way of a new effective full repairing and insuring lease at a rent of £10,000 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

Following reconfiguration, the property is awaiting a new rating assessment from the Valuation Office Agency. Details of this will be made known as soon as they are available.

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

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..

LEGAL COSTS

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

ENERGY PERFORMANCE

An EPC has been commissioned and will be made available ASAP.

VAT

All figures are exclusive of VAT where chargeable.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///crew. crowned. Gosh

VIDEO LINK

[40 Warton Terrace—video walkthrough](#)

VIEWINGS

Viewings are strictly by prior appointment with George F. White.

Please contact Kristian Sorensen via kristiansorensen@georgefwhite.co.uk or 07586 128 092

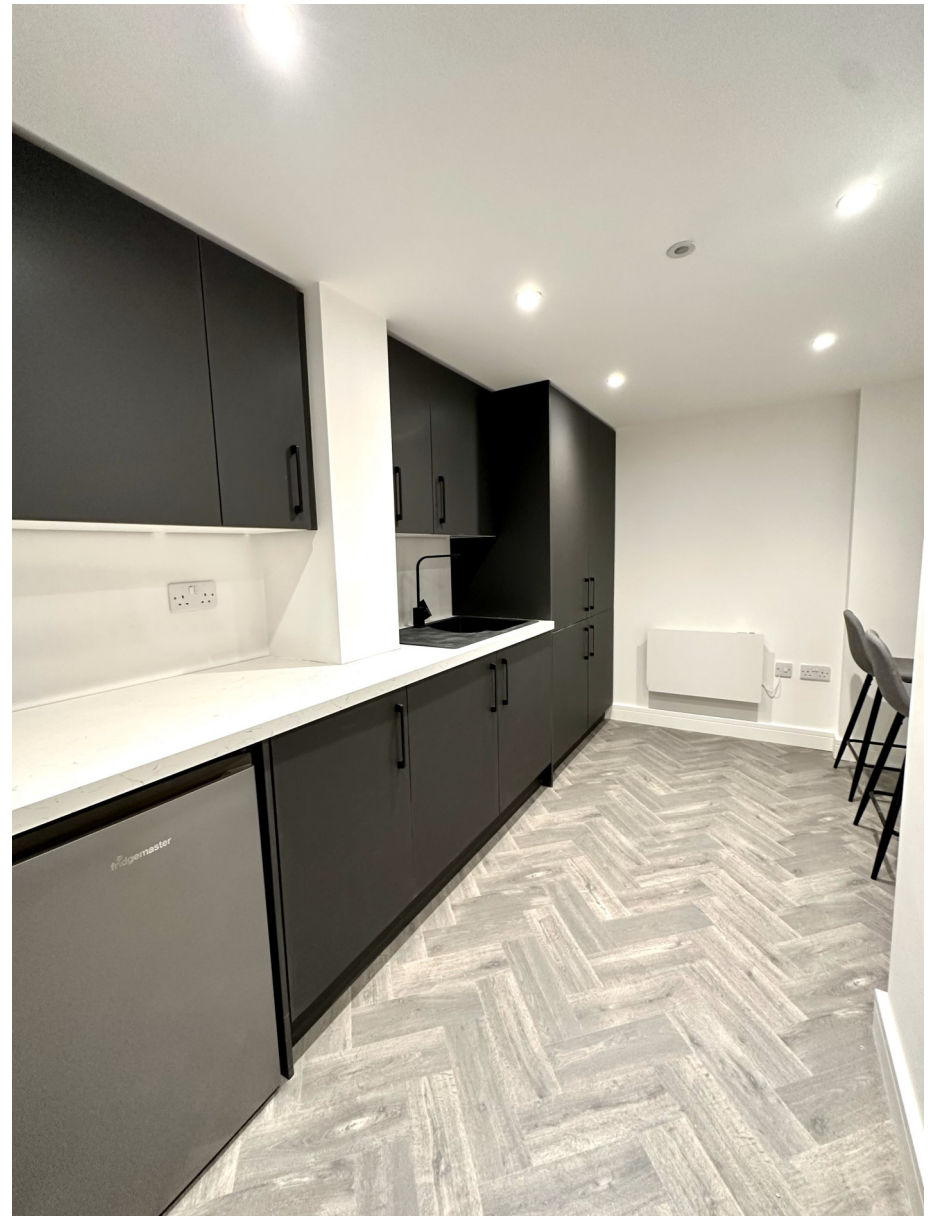
Or Danielle Clough on danielleclough@georgefwhite.co.uk or 07590 183 178

IMPORTANT NOTICE

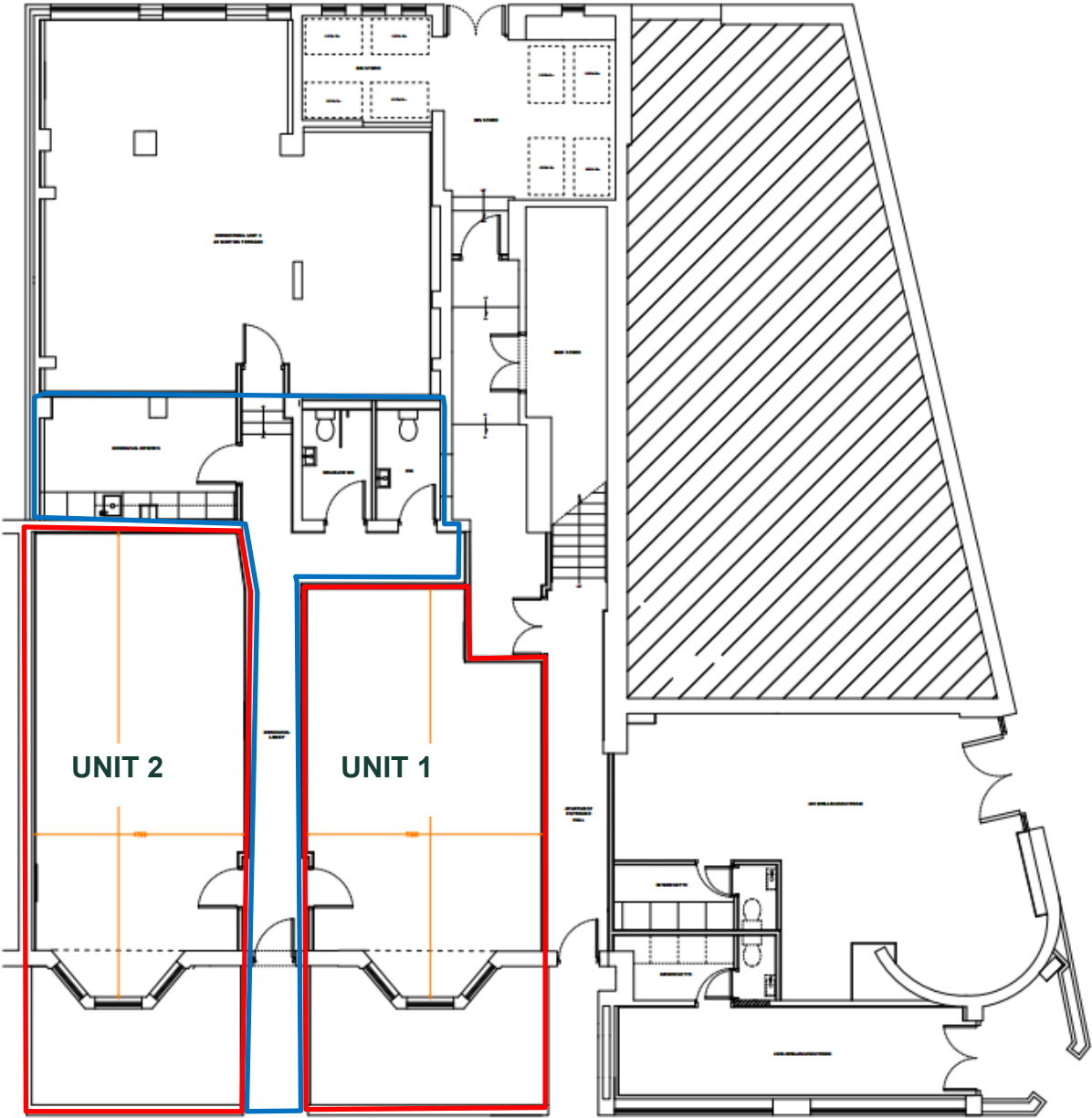
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.

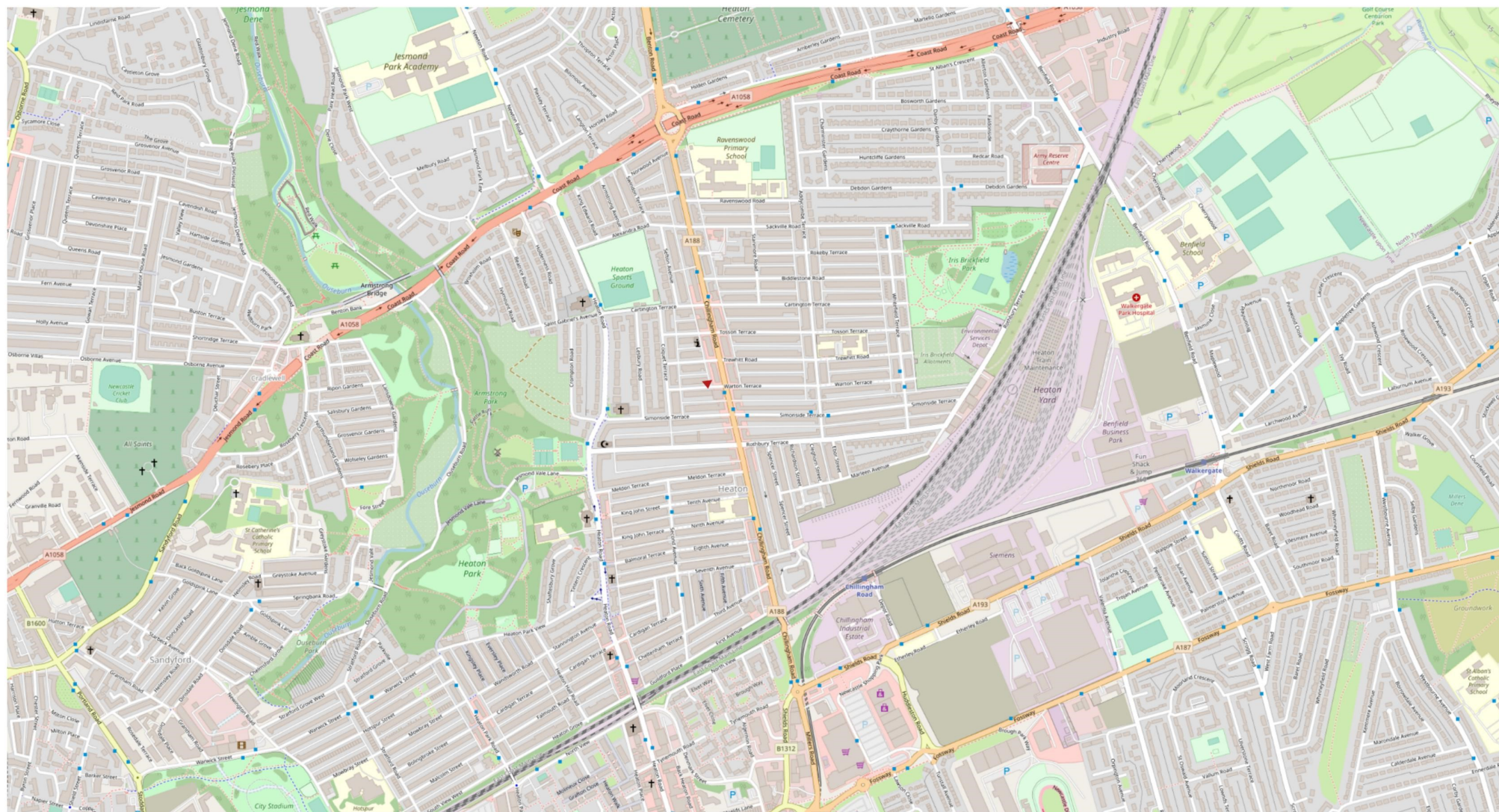


OUTSTANDING COMMUNAL FACILTIES



FLOOR PLAN





Produced on Jun 26, 2023.

| 500 m | 

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