



RETAIL TO LET

61 STATION ROAD, HEBBURN, TYNE & WEAR, NE31 1LA

- Ground floor retail unit
- Located in Hebburn town centre within a well established residential area.
- Potentially suitable for a variety of uses
- Nearby occupiers include Andrew Craig estate agent, Dhillons fish and chip shop, Subway, Savers and Asda supermarket
- Opposite Hebburn Shopping centre

£12,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	73m ² / 786ft ²
Availability	Immediate Occupation
Rateable Value	£6,600
Service Charge(s)	Available upon request
EPC Rating	D(90)

KEY CONTACT(S)

Kristian Sorensen

☎ 07586 128 092

✉ kristiansorensen@georgefwhite.co.uk

Danielle Clough

☎ 07590 183 178

✉ danielleclough@georgefwhite.co.uk

LOCATION

Hebburn is a small town on the southern bank of the River Tyne between Jarrow and Wallsend. Hebburn benefits from good road communications and public transport linking with the A185 which runs through Hebburn. The closest metro station being approximately 0.6 miles to the west of the property.

Hebburn has a population of approximately 25,000 people. The town centre is dominated by the Hebburn shopping centre which also incorporates extensive free car parking next to the new leisure centre.

DESCRIPTION

Ground floor retail unit with a traditional shop front and electronic shutters. Internally the unit provides open space suitable for a variety of uses and WC facilities.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M²	Ft²
Ground Floor	73	786

TERMS

The property is available to let by way of a full repairing and insuring lease for a term of years to be agreed at an initial rent of £12,000 per annum.

RATING ASSESSMENT

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

Rateable Value	£
2023	£6,600

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

The property has an Energy Performance Certificate rating of D (90).

VAT

All figures are exclusive of VAT where chargeable.

