



RETAIL TO LET

34 ACORN ROAD, JESMOND, TYNE & WEAR, NE2 2DJ

- Ground floor retail unit
- Located in Newcastle upon Tyne within the well established area of Jesmond.
- Situated on the ever popular Acorn Road with numerous retail and food services nearby
- Nearby occupiers include Café Nero, Tesco Metro, Waitrose, Oliver Bonas as well as number of other national and independent occupiers.
- On-street parking available outside the property

£23,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	32.9m ² / 354ft ²
Availability	Spring 2024
Rateable Value	£15,250
Service Charge(s)	Available upon request
EPC Rating	D100

KEY CONTACT(S)

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LOCATION

The property is located on Acorn Road in Jesmond, approximately 1 mile from Newcastle city centre. Jesmond is an upmarket, highly desirable and vibrant suburb of Newcastle, home to a large, affluent student and local population. Acorn Road is the prime retailing street in Jesmond and links Osborne Road to St Georges Terrace. The area benefits from excellent transport links with West Jesmond Metro Station only a 5 minute walk, numerous bus stops situated on Osborne Road and the Central Motorway approximately 1 mile away. Nearby occupiers include Café Nero, Tesco Metro, Waitrose, Oliver Bonas as well as number of other national and independent occupiers. Nearby Osborne Road is a bustling leisure destination home to many hotels, bars and restaurants.



DESCRIPTION

The property comprises a ground floor self-contained retail unit with a traditional shop front onto Acorn Road. The unit could be suitable for a variety of uses subject to the relevant permissions.

ACCOMMODATION

The property includes the following net internal areas:

Name	M ²	Ft ²
Ground Floor	32.9	354

TERMS

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed at an initial rent of £23,000 per annum.

RATING ASSESSMENT

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

Rateable Value	£
2023	£15,250

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound. . Please direct all enquiries in this regard to Newcastle City Council.

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

Energy Performance Certificate rating of D100.

VAT

All figures are exclusive of VAT where chargeable.

SUBJECT TO CONTRACT



Land App

