



TO LET RETAIL UNIT

112 HEATON ROAD, NEWCASTLE UPON TYNE NE6 5HN



Sanderson
Weatherall

Key Points

- Prominent Corner Plot Location
- Asking Rent: £13,000 per annum
- Size: 510 sq ft (47.42 sq m)
- Subject to Contract

Description

The subject property comprises an end-terraced property of traditional brick construction which is rendered to part. It is also predominantly surmounted by a pitched roof structure with tile covering, incorporating brick built chimney stack. The ground floor provides a well configured retail sales area with WC, storage and kitchen facilities to the rear elevation. There are good levels of natural light entering the property internally via double glazed return frontage. The property benefits from having all mains services connected, along with air conditioning and and return frontage, providing excellent visibility directly onto Heaton Road.

Accommodation

We understand the accommodation comprises the following approximate Net Internal Areas (NIA):

Description	sq m	sq ft
Retail Sales Area	36.98	398
Kitchen	9.50	102
Internal Storage	0.94	10
Total	47.42	510

Asking Rent & Lease Terms

The premises are available on a Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £13,000 per annum exclusive of VAT, subject to contract.





Insurance

The landlord will insure the building and recover the premium from the tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Business Rates

With effect from the 1 April 2026 we understand that the property is assessed for rating purposes as follows:

Rateable Value £8,300

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, 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 party.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.

Contact

Viewings to be scheduled via appointment only.

For further information or to arrange a viewing please contact the sole agents:

Mark Convery



07525 872 141



mark.convery@sw.co.uk

Amy Lamming



07561 710 960



amy.lamming@sw.co.uk



**Sanderson
Weatherall**



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL