



TO LET RETAIL UNIT

2 RABY CROSS, BYKER, NEWCASTLE UPON TYNE NE6 2AL

SW

Sanderson
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Summary

- End of Terrace Retail Unit
- Size: 829 sq ft (76.99 sq m)
- Rent: £7,950 pax
- Subject to Contract

Description

The property is an end of terrace retail unit offering a spacious retail sales area with kitchen and WC facilities. The property benefits from water and electricity services, solid concrete floor, external roller shutter door for additional security and good footfall levels daily. The opportunity could be suitable for a variety of uses subject to obtaining the necessary planning consents.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
Ground Floor Sales Area	71.94	774
Ground Floor Kitchen	5.05	54
Total	76.99	829

Asking Rent / Lease Terms

£7,950 per annum exclusive of VAT with terms to be agreed on an Effective Full Repairing and Insuring Lease, subject to contract.

Location

Newcastle upon Tyne is located in the North East of England and has an urban area population of some 190,000 persons. Newcastle is principally accessed via the A1, A19 and A69. Newcastle Airport, 7 miles north west of the City Centre, provides international and domestic services. Sunderland is located 14 miles to the South East, South Shields 14 miles to the east and Carlisle 58 miles to the west.

Nestled in the heart of the distinctive Byker community, 2 Raby Cross enjoys a highly accessible and well-connected residential setting in Newcastle's east end. Byker is famed for its iconic Byker Wall, a striking example of mid-20th-century social architecture. The area is densely populated and deeply rooted in local character, with a strong sense of community and a rich social fabric.

Despite being primarily residential, Byker is far from isolated. It benefits from excellent transport links, including its own Metro station and several busy bus routes, granting easy access to the Newcastle city centre and wider Tyne & Wear. Local amenities are abundant: the nearby Raby Cross convenience store, a variety of supermarkets and small shops serve daily needs. Families are well catered for, with three local primary schools in the ward. The neighbourhood also offers pleasant green spaces and community gathering points. For leisure and culture, the regenerated Ouseburn Valley with its cafes, galleries, music studios, and creative hubs lies just a short walk away, adding vibrancy and diversity to the area.



Use / Planning

We understand that the property benefits from consent for its current use that falls under Use Class E of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Newcastle City Council.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The tenant will be responsible for obtaining their own contents insurance.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £4,400

The Rateable Value falls under the current threshold of £12K meaning that majority of operators could qualify for Small Business Rates Relief. We would however recommend that any interested parties make their own investigations regarding relief and rates payable by contacting the Local Rating Authority (Newcastle City Council)



Energy Performance Certificate

An EPC has been commissioned and will be available upon request in due course.

Services

We understand that the property benefits from all main service connections, however, any interested parties are advised to make their own investigations with regard to this matter.

Anti-Money Laundering

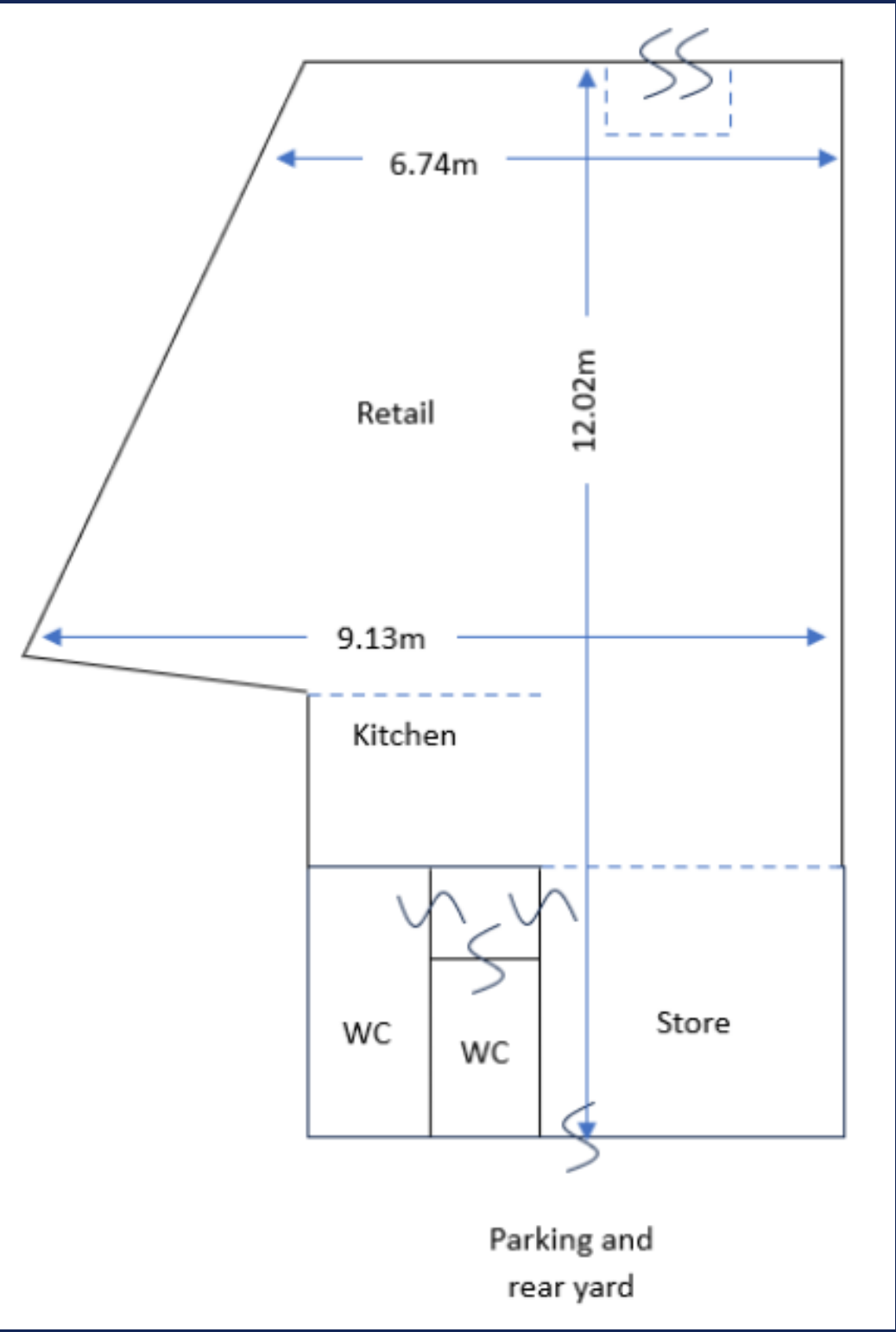
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful operator.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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





Contact

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

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