



TO LET

NEIGHBOURHOOD RETAIL UNIT

4 COUTTS ROAD, WALKER, NEWCASTLE UPON TYNE NE6 4RB

SW

Sanderson
Weatherall



Summary

- **Retail Unit**
- **Size: 509 sq ft (47.29 sq m)**
- **Rent: £6,950 pax**
- **Subject to Contract**

Description

The property comprises a mid-terrace commercial retail unit arranged over ground and first floors, providing flexible accommodation suitable for a variety of uses subject to obtaining the necessary planning consent. The premises have recently undergone refurbishment and are presented to a good standard internally, ready for an incoming tenant to undertake fit out works to their specific requirements.

The ground floor provides an open plan retail sales area with glazed frontage and manual roller shutter doors with WC facilities to the rear. The first floor offers additional space suitable for storage, office or ancillary accommodation.

Accommodation

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

Description	sq m	sq ft
Ground Floor	32.42	35
First Floor	12.87	138
Total	47.29	509

Asking Rent/Lease Terms

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed at an asking rent of £6,950 per annum, subject to contract.

Location

The subject property is well positioned on Coutts Road, close to the busy Shields Road corridor, offering excellent visibility and access to local amenities. The property is located in Walkergate, a suburb in the east end of Newcastle. The surrounding area includes a various local businesses and services which include InflateSpace, Fun Shack, Lidl Supermarket, Railway Hotel Public House, Best One Convenience along with numerous other local operators. The area is well connected via public transport, with Walkergate Metro Station situated nearby, providing easy access to Newcastle City Centre and surrounding regions. The property is situated in a bustling part of Walkergate, which is predominantly residential in nature and benefits from excellent passing trade on a consistent basis.

Use/Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

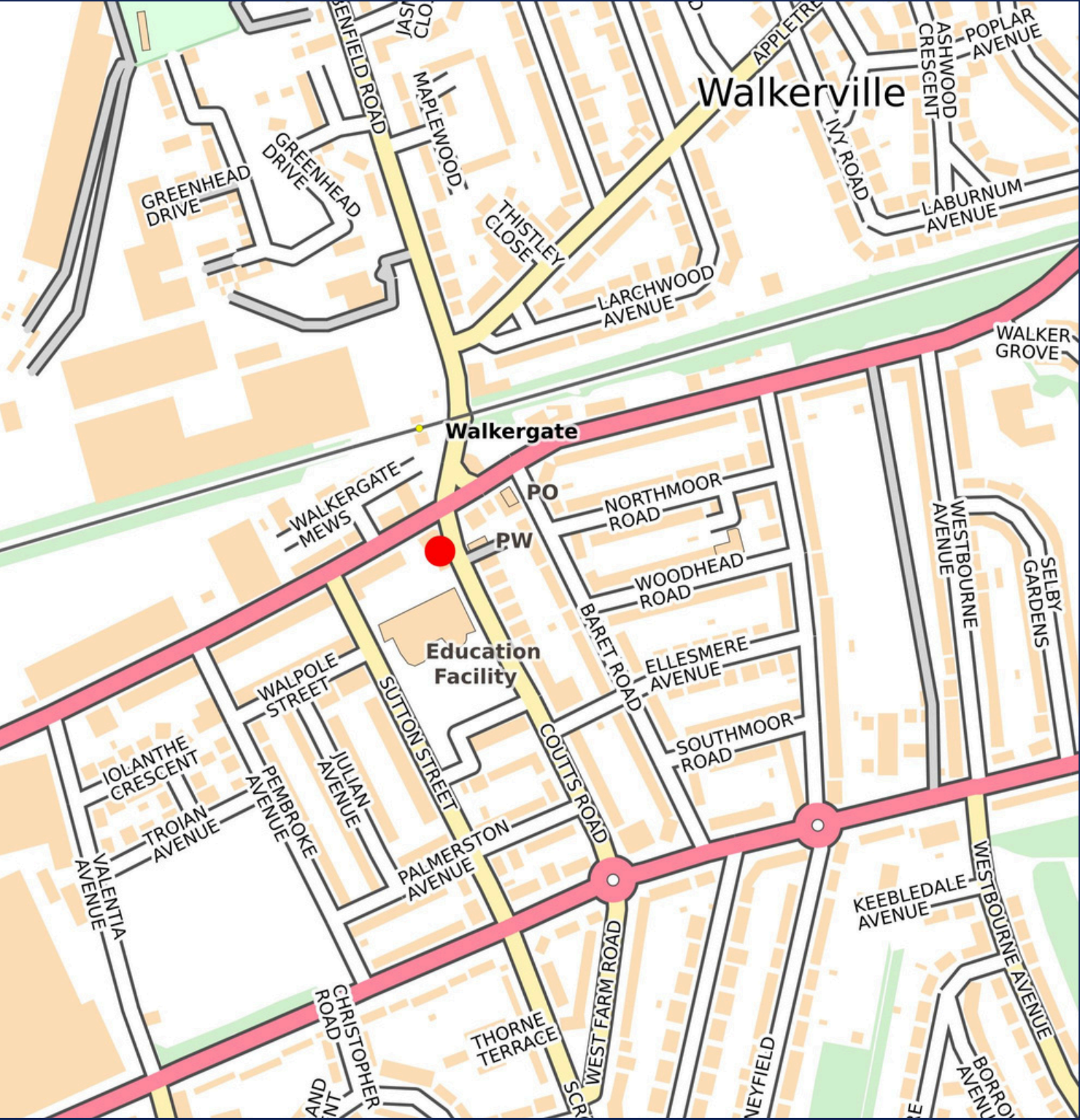
Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority (Newcastle City Council).

Business Rates

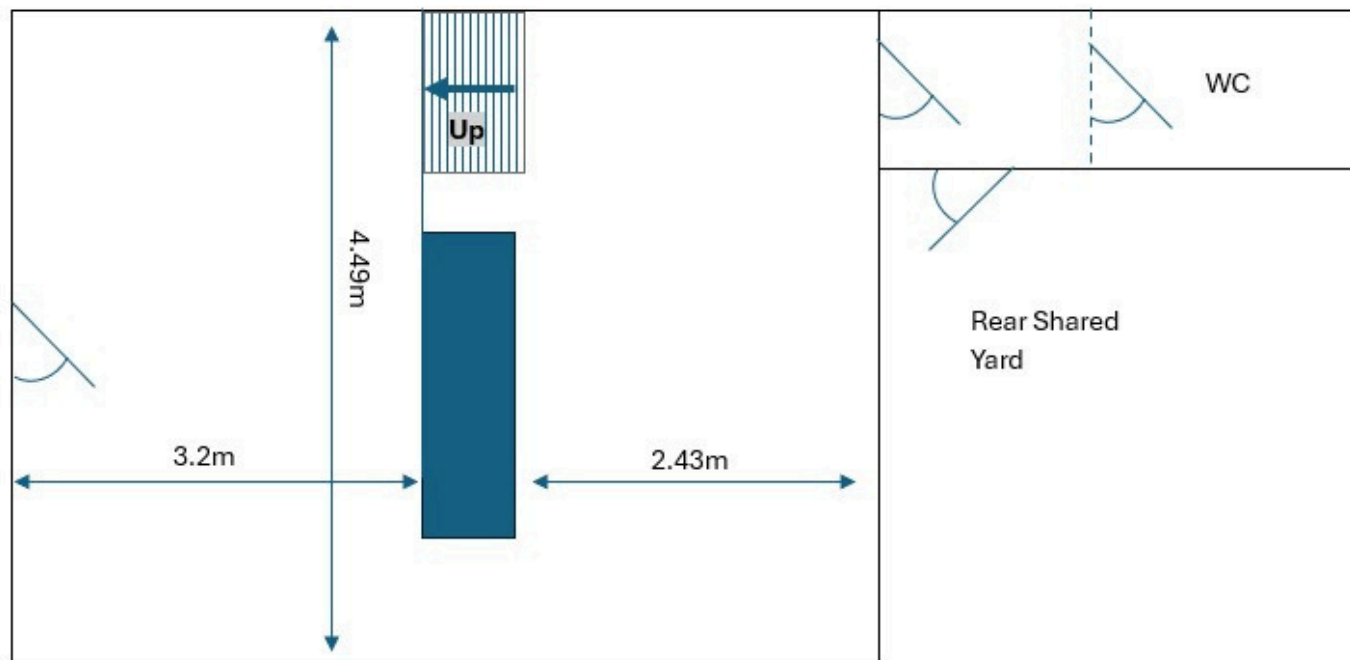
With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £2,275

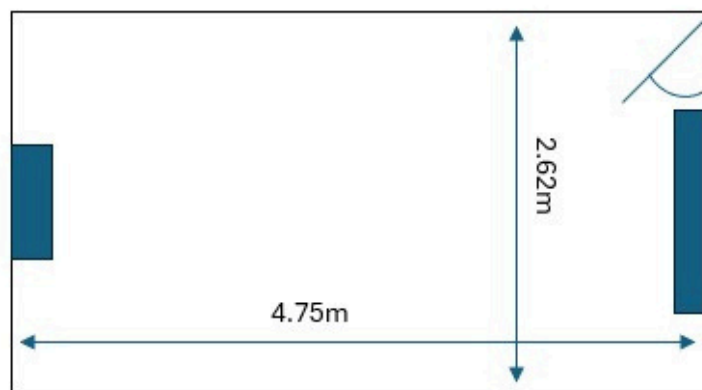
The subject property should qualify for small business rates relief, however, we would recommend that any interested party verifies the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).



Ground Floor



First Floor



Not to scale. For illustrative purposes only. Dimensions approximate.

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.

Services

We understand that the property benefits from water and electrical service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of Band C (75). A full copy of the Energy Performance Certificate (EPC) can be obtained via the following link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Anti Money Laundering

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

VAT & Legal Costs

We are informed by the Landlord that the property is exempt from VAT.

Any successful applicant will be liable to cover a proportion of the landlords' legal fees to the value of £600 for the preparation of legal documentation.



Contact

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

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