

# to let



*The industrial property specialists*

## FORMER BLAYDON ACF BLAYDON BANK BLAYDON-ON-TYNE TYNE AND WEAR NE21 4AY



- SELF CONTAINED BASEMENT/LOWER GROUND FLOOR FORMER RIFLE RANGE WITH OFFICES / STORES & WC FACILITIES
- TOTAL GIA: 279 M<sup>2</sup> (3,003 SQ FT)
- ESTABLISHED LOCATION / SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENT - £15,000 PA EXC

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The property is located on Blaydon Bank, Blaydon.

The property is situated along Blaydon Bank, in a predominantly residential area. In addition, there are a number of commercial properties in the immediate vicinity including a dance school, children's playhouse and a local pub and restaurant.

Blaydon is located approximately four miles to the west of Newcastle upon Tyne and five miles from Gateshead. The town benefits from good road access to the A1 Western Bypass, both north and south and to Scotswood Road into Newcastle City Centre.

The exact location is shown on the attached plan.

## DESCRIPTION

The property comprises a two storey stone built sectional building above a concrete frame structure, with timber cladding on the upper floor, beneath a felt covered flat roof.

Internally the property has a former decommissioned rifle range at lower ground/basement level, offering bare stone walls, with concrete flooring along with male and female WC's.

At first floor level there are six smaller rooms comprising, kitchenette, main classroom, three offices and store room with access to the single storey rear flat roof element at the rear.

There is no outdoor/external space associated with the property.

## ACCOMMODATION

From onsite measurements the following areas have been calculated:

Basement / lower Ground Floor  
First Floor Offices

**TOTAL GIA: 279 M<sup>2</sup>  
(3,003 SQ FT)**

## SERVICES

The property benefits from all mains services.

(It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.)

## BUSINESS RATES

We understand from the Local Rating Authority that the premises will need to be reassessed upon occupation.

(It is recommended that all interested parties contact the Local Authority to confirm RV figures.)

## TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a rental in the region of £15,000 pa.

Incentives may be available subject covenant and lease term.

(The landlord may consider a sale of the freehold interest.)

## ENERGY PERFORMANCE CERTIFICATE

E-107.

An EPC can be provided upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

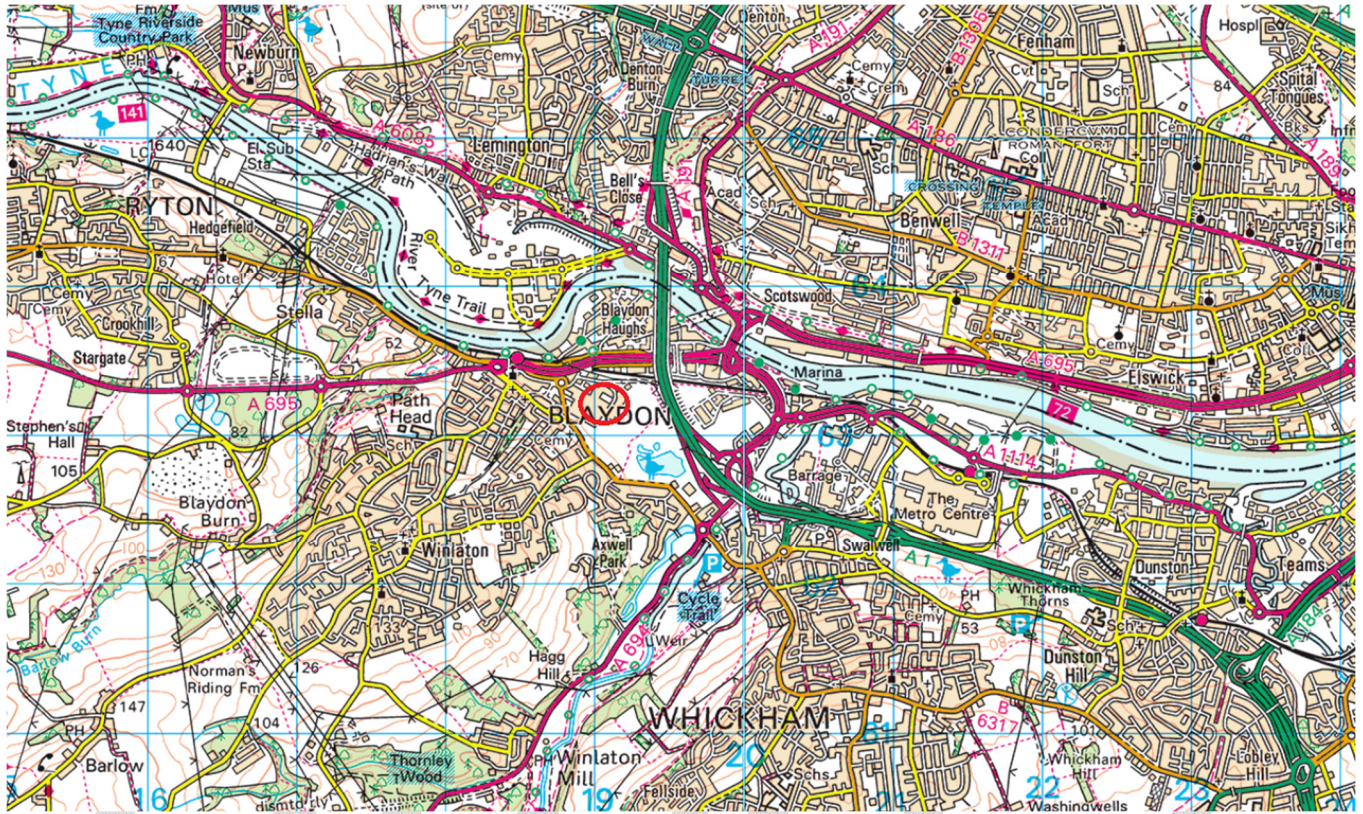
**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

Dec 2024





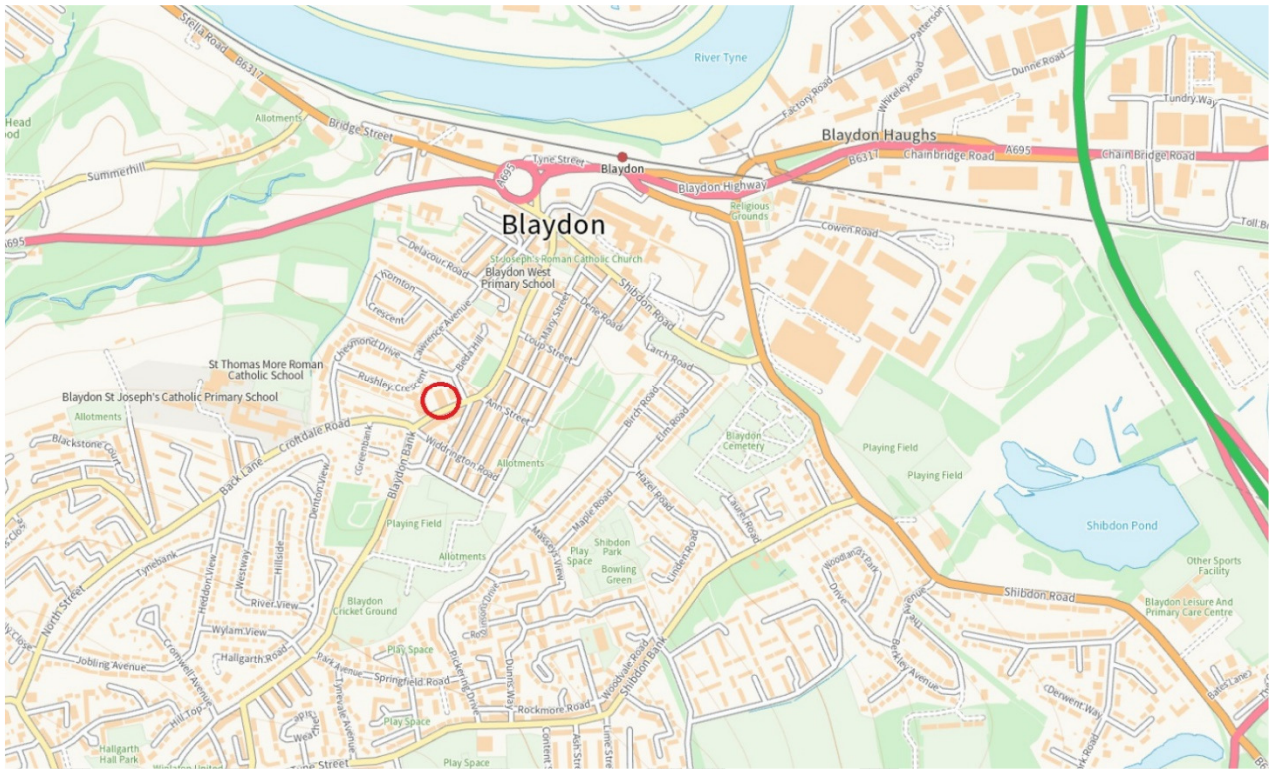


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