

to let



NUMBER 5, BROADWOOD ROAD, DENTON BURN, NEWCASTLE UPON TYNE, NE15 7SX

- GROUND FLOOR RETAIL UNIT WITH MAIN ROAD FRONTAGE
- HIGH VISIBILITY WITH EXCELLENT TRAFFIC FLOW, OPPOSITE THE CO-OPERATIVE FOOD STORE.
- NIA : 46.20 M2 (497 SQ FT)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- COMPETITIVE RENT

LOCATION

The subject site is located on Broadwood Road, Denton Burn, Newcastle upon Tyne.

Surrounding area offers a selection of retail and residential accommodation with all local amenities close by.

This location benefits from main road frontage offering excellent footfall and passing traffic.

The A1 motorway lies circa 400m away giving excellent communication links both North & South.

The exact location is shown on the attached plan.

DESCRIPTION

The retail unit was a former children's clothes shop offering a front retail sales area with reception counter and rear stores.

In addition and to the rear there is a single WC facility.

Externally the property benefits from

security manual roller shutters.

ACCOMMODATION

From onsite measurements the following areas have been calculated (NIA):

Retail Unit	46.20 m ² (497 sq ft)
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SERVICES

It is understood that all mains services are connected to the property.

(Further enquiries regarding services should be directed at the main utility operators).

RATEABLE VALUE

From verbal discussions with the Local Rating Authority it is understood that the property has RV £5,000.

(Interested parties should contact the local Rating Authority to clarify these figures).

TENURE

The property is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

RENT

Our client is seeking a rent of £7,500 p.a

(Subject to status, incentives may be available).

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this transaction.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

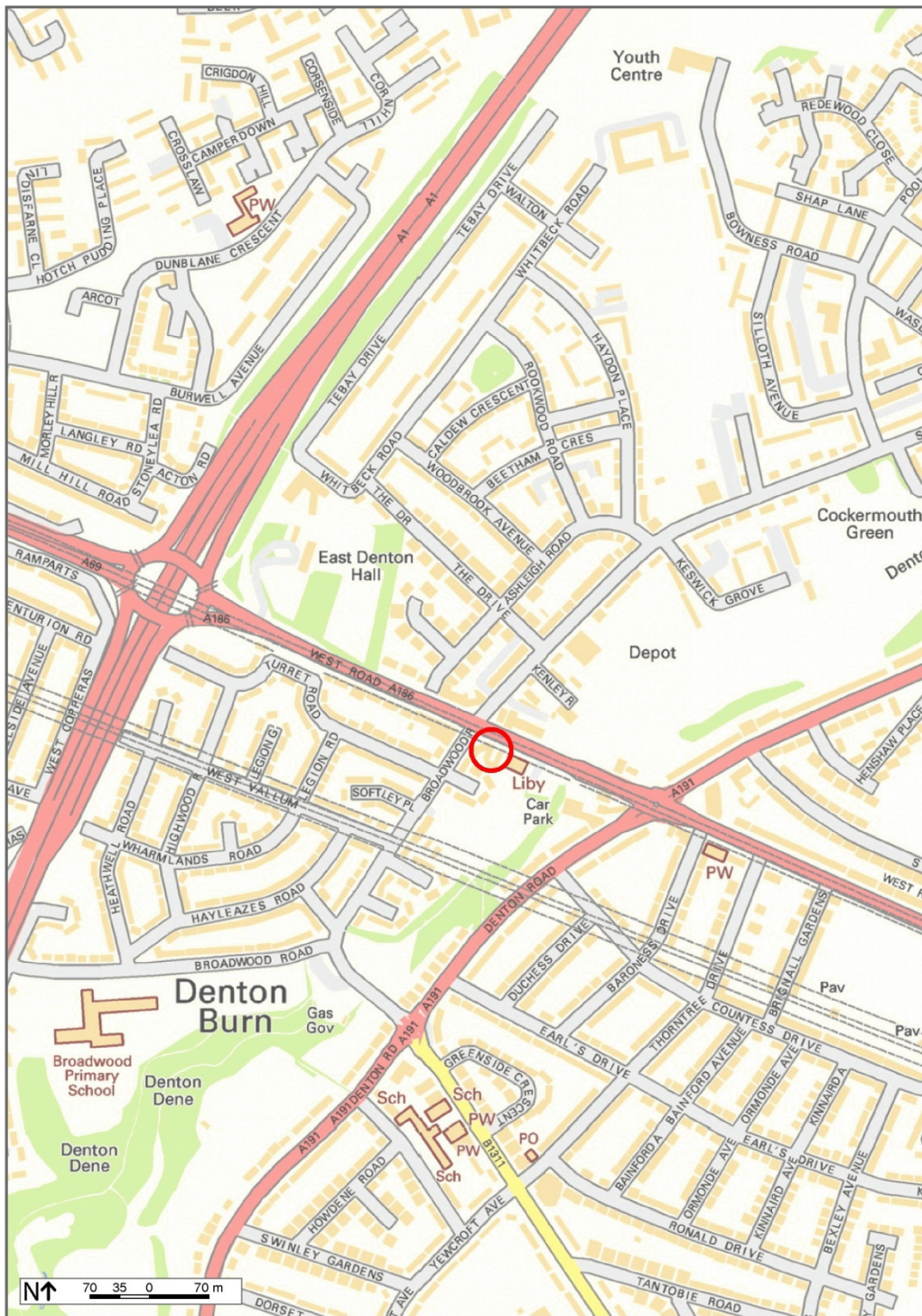
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February 2016





No. 5 Broadwood Road, Denton Burn, Newcastle upon Tyne, NE15 7SX

FIND
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:7,262

Date 30/10/13

os Ordnance Survey

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