

# to let



*The industrial property specialists*

## UNIT 4 259 SCOTSWOOD ROAD NEWCASTLE UPON TYNE NE4 7AW



- MODERN REFURBISHED SHOWROOM / TRADE COUNTER FACILITY
- ESTABLISHED LOCATION WITH MAIN ROAD FRONTAGE, GIVING HIGH VISIBILITY FROM PASSING TRAFFIC & CLOSE TO CITY CENTRE
- ADJACENT OCCUPIERS INCLUDING TOOLSTATION, AUTO WINDSCREENS, PORCELANOSA, GREGGS, JOHNSONS LEYLAND, HOWDENS JOINERY
- UNITS FROM 174.13 M<sup>2</sup> (1,874 SQ FT)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION

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259 Scotswood Road,  
Newcastle upon Tyne, NE4 7AW

**FIND**  
PROFESSIONAL PLANNING NETWORK

Scale 1:7,258  
Date 31/10/13  
Ordnance Survey



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## LOCATION

The subject site and premises are located on Scotswood Road, Newcastle upon Tyne.

The area is principally commercial offering a good mix of quasi retail, car showroom and trade users, along warehousing and manufacturing.

All local amenities and services are situated a short distance away in Newcastle City Centre.

Fronting onto Scotswood Road this location benefits from excellent passing traffic with high visibility frontage.

Exact location is shown on the attached plan.

## DESCRIPTION

The property comprises of split level showroom / trade counter unit with rear stores and warehousing.

The accommodation can be refurbished and subdivided, subject to requirements.

Adjacent occupier's include Toolstation, Auto Windscreens, Porcelanosa, Greggs, Johnsons Leyland, Howdens Joinery.

## ACCOMMODATION

From onsite measurements the accommodation is as follows (GIA):

### Unit 4 (outline blue)

Ground Floor	92.56m <sup>2</sup>
First Floor	81.57m <sup>2</sup>
<b>Total</b>	<b>174.13 m<sup>2</sup></b> <b>(1,874 sq ft)</b>

## SERVICES

It is understood the site and premises benefit from all mains services.

In addition there is security shutters to the front of the accommodation

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

## BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at £6,300.

(All interested parties contact the Local Authority to confirm these figures.)

## TENURE

The accommodation is available on new FRI lease for a term of years to be agreed.

## RENT

Our client is seeking a rent of £10,000 pa.

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

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:

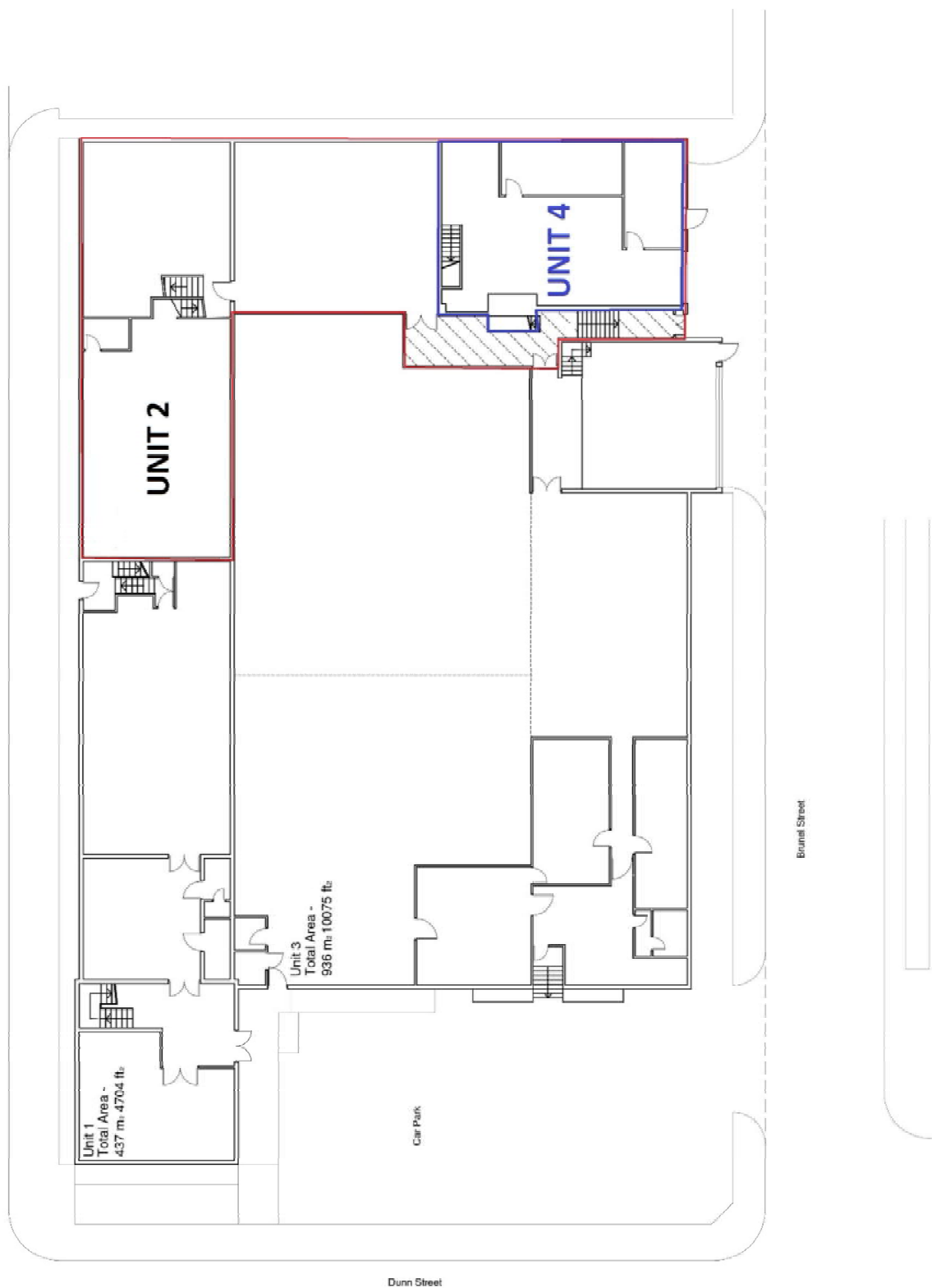
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**February 2017**



F492 Printed by Ravensworth 01670 713330

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