



16-18 Newlands Road, Newcastle upon Tyne NE2 3NT

- Former Convenience, Off Licence & Newsagents
- Fully Equipped & Ready to Trade
- Floor Area 94.33 sq. m. (1,015.35 sq. ft.) (plus Additional Basement)
- Former Business Recently Ceased Trading
- New Flexible Lease Terms Available
- On Street Parking
- Ilford Road Metro Station 150 M
- Rent £20,000 per annum

Premium: £25,000 Leasehold

COMMERCIAL

Location

The property is situated towards the end of a parade of shops on Newlands Road which is in the High West Jesmond area of Newcastle upon Tyne, situated mid-way between Jesmond and Gosforth. The area is a densely populated residential location. There are excellent transport links with Ilford Road Metro 150 meters around the corner.

Description

The unit is situated on the ground floor of a two storey mid terrace property with pitched slate roof. The floor area is circa 94.3 sq. m. (1,015 sq. ft.) consists open plan retail area, store and staff W/C facilities, there is also a basement. The former business recently ceased trading but the unit still comes with most fixtures and fittings seen in the attached photos.

Accommodation	sq. m.	sq. ft.
Ground Floor		
Retail	75.76	815.47
Store	16.57	178.35
W/C	2.0	21.52
Basement	N/A	N/A
Total	94.33	1,015.35

Notice

There is a sump pump located in the basement of the property that is the responsibility of the tenant to maintain.

Price

£25,000 Leasehold

Rent

£20,000 per annum (rising to £22,000 per annum Year 3)
(Paid quarterly in advance)

Deposit

£2,000

Solicitors/Lease Costs

The ingoing tenant is responsible for costs relating to preparation of the lease and agents costs, this will be circa £2,600 + vat

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £14,750

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I058 (Version 3)

Prepared 01st August 2024

COMMERCIAL



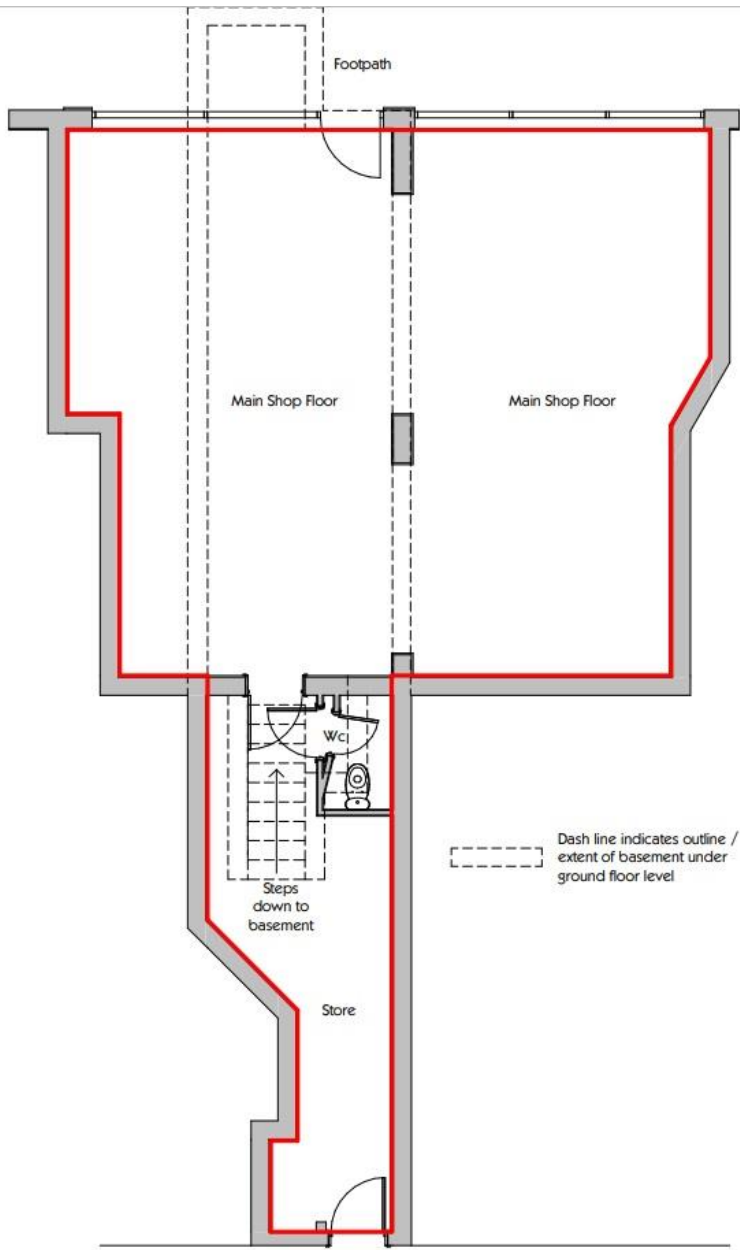
Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



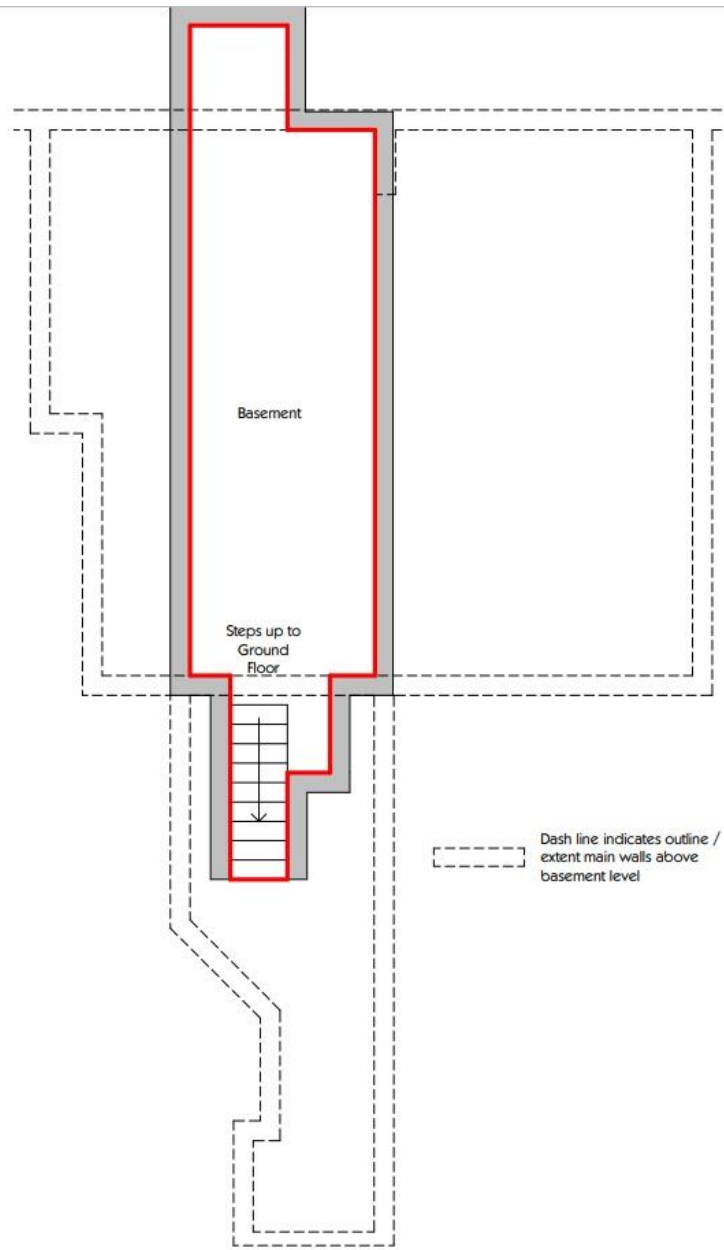
RICS
The mark of
property professionalism worldwide

COMMERCIAL



Existing Ground Floor Plan

1 : 100



Basement Floor Plan

1 : 100