

RETAIL UNIT TO LET/FOR SALE

2 Astley Road, Seaton Delaval,
Whitley Bay NE25 0DG

- Prominent Retail Unit to Let/For Sale
- High Traffic Location
- Total size of 44m² (474ft²)
- Large Glass Frontage
- EPC Rating C62

Rent of £9,000 per annum
Guide Price of £85,000



BradleyHall

LOCATION

The property is located on Astley Road in Seaton Delaval, it is a prominent unit that was previously occupied by Lucas James Estate Agents. The property sees a high amount of traffic due to its prime pitch where the A192 meets the A190. Local transport includes bus stops 0.1 miles away on the A192 providing transport to the likes of Newcastle upon Tyne, Blyth, and Cramlington.

DESCRIPTION

The property is arranged over a ground floor, it has a great retail frontage with a W/C and kitchen facility to the rear. The premises would be suitable for a range of retailing businesses.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Total **44m²** **474ft²**

EPC RATING

C62

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £6,700 and the estimated rates payable for the current year is £3,343.30. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed at £9,000 (Nine Thousand Pounds) per annum.

The property is available to purchase with a guide price of £85,000 (Eighty Five Thousand Pounds).

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.



Car parking
Situated on Astley Road

2.8 miles from A19

0.1 miles from Avenue
Head Bus Stop

2 miles from A189



5 miles from Whitley
Bay

9 miles from
Newcastle upon
Tyne



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

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1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.