



41a East View, Boldon Colliery NE35 9AU

- Ground Floor Retail Unit
- Floor Area circa 84 sq. m. (904 sq. ft.)
- Presented to a High Standard
- Excellent Passing Trade
- Prominent Main Road Position
- Suitable for a Variety of Uses
- Electric Roller Shutters

Rent: £9,000 per annum

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Location

The unit is located on East View, centrally within Boldon Colliery, there is easy access to the local shops and amenities whilst also within access to the A19.

Description

The unit is located on the ground floor of a single storey mid terrace property with pitched slate roof.

The floor area is circa 84 sq. m. (904 sq. ft.) consisting open plan reception, 6 treatment rooms, stores and W/C facilities.

The unit was previous occupied by a rejuvenation clinic but would suit a variety of other uses subject to the correct use class.

Tenure

Leasehold – The letting will be by way of a new lease direct from the landlord.

Rent

£9,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £6,700

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

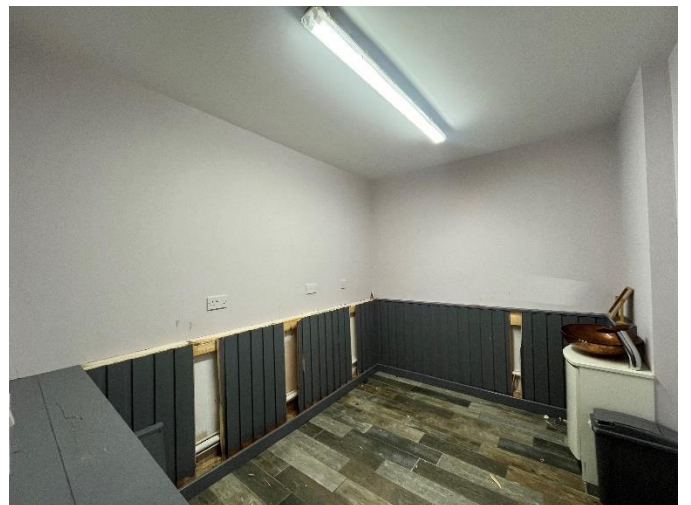
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref H916 (Version 3)

Prepared 12th December 2023

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