



Mid-Terrace Retail Unit

34.46 m² (371 ft²)

- Suitable for a variety of uses
- NIA 34.46m² (371 sqft)
- Busy area with local amenities

For further information please contact:

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TO LET

8 Lane Head, Ryton, NE40 3NA

Location

Ryton is a bustling semi-rural village situated midway between Blaydon and Prudhoe. It is 8 miles from Newcastle City Centre which is accessed from the A695. There are a number of small businesses within the village together with cafes, pubs, restaurants, and shops.

Description

The unit comprises a reception/open plan area and to the rear this has a raised area which is accessed from steps and incorporates another room.

There is a WC to the property together with electricity, suspended ceilings, and wooden floors throughout.

The frontage incorporates a single glazed front bay window with signage above and single access door.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA).

	M ²	Ft ²
Unit 8 Lane Head	34.46	371

Rent

£7,000 per annum plus VAT.

Legal Costs

Both parties will be responsible for their own legal and professional costs in relation to any transaction.

EPC

Available on request.

VAT

All figures quoted are exclusive of VAT where chargeable.

Rateable Value

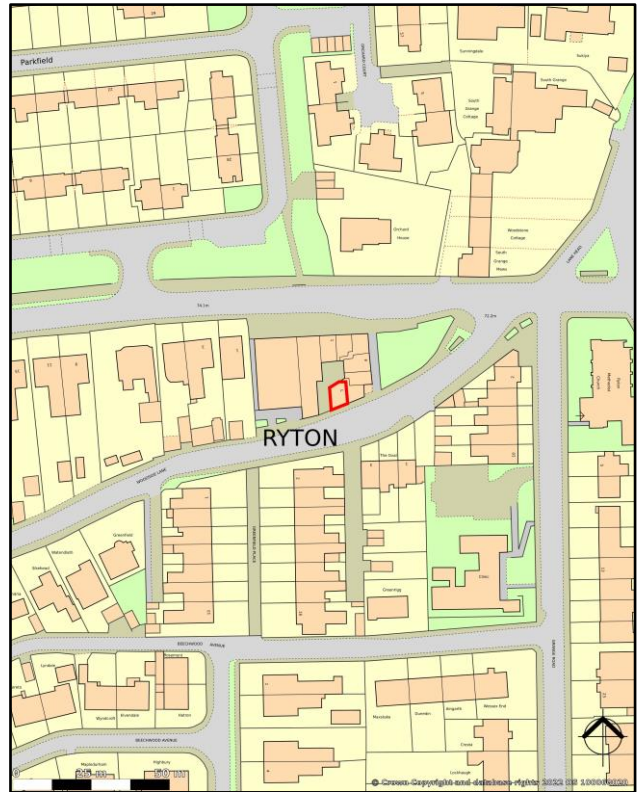
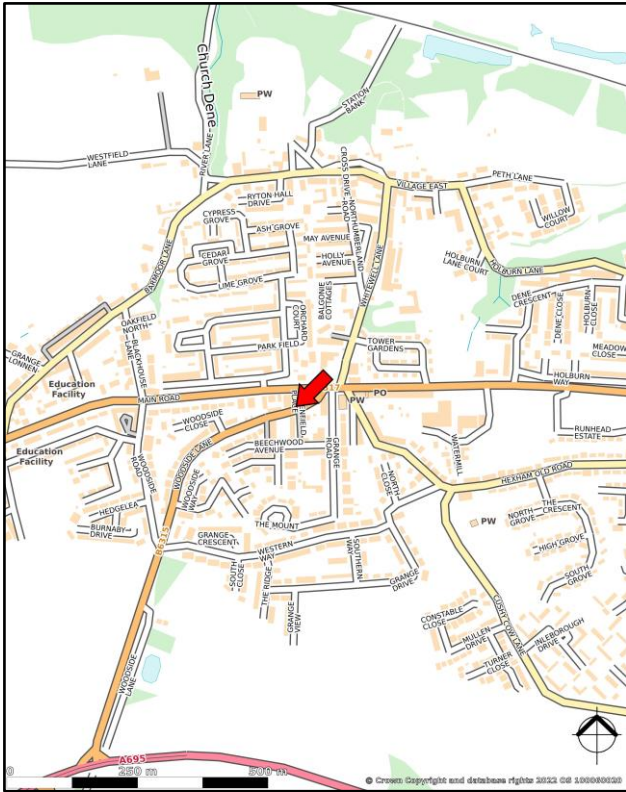
Please contact the relevant local authority.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, we will require two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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