



## Ground Floor Self Contained Unit

949 Sq Ft (88.16 Sq M)

- Good location on Heaton Road
- Superb corner position
- New lease available
- Rear property access
- Suitable for a range of uses subject to planning

For further information please contact:

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## TO LET

198A Heaton Road, Newcastle Upon Tyne, Tyne and Wear, NE6 5HP

### Location

The property is located on Heaton Road which runs adjacent to the popular Chillingham Road leading directly to the A1058 Coast Road which links the property to the rest of Newcastle. Heaton has seen significant regeneration in the last few years with new independent cafes, restaurants, retailers, and other leisure occupiers on both Heaton and Chillingham Road.

### Description

The property is the ground floor retail unit, which is glass fronted. It has an entrance reception area with a large open plan office space. The property benefits from two WC facilities, kitchenette and rear property access.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
<b>Ground Floor</b>	<b>949</b>	<b>88.16</b>

### Rent

£23,000 Per Annum

### Building Insurance

Available upon application

### EPC

This property has an EPC rating of C (67)

### Rateable Value

The rateable value is £9,200 (1 April 2023) giving rates payable of £4.84 psf.

### Legal Costs

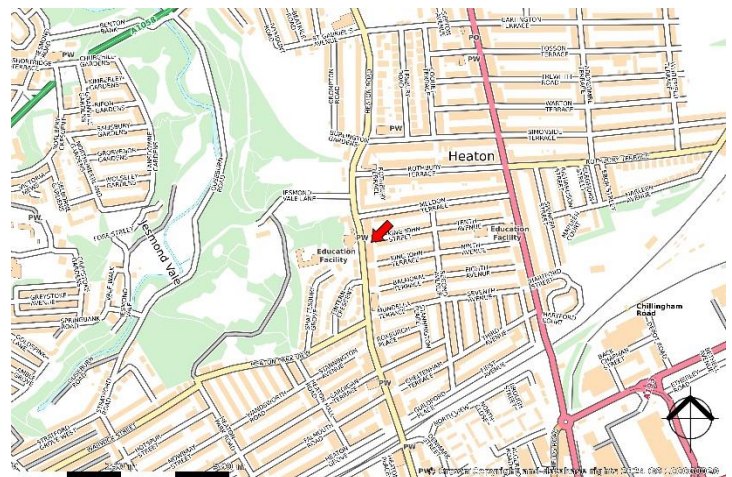
Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Code of Practice

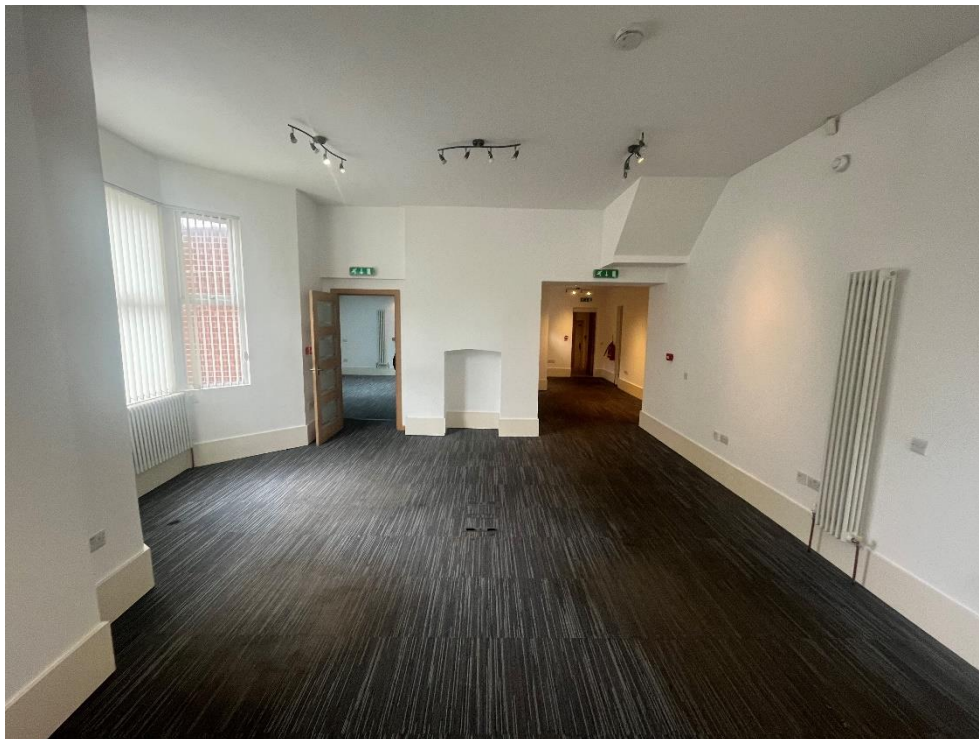
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.





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