



**TO LET**

3/4 The Crossway, Lemington, Newcastle Upon Tyne, Tyne and Wear, NE15 7LA



## Ground Floor Retail Unit and First Floor flat

1,247 Sq Ft (115.85 Sq M)

- Strong retail parade
- Refurbishment opportunity
- Glass fronted former pharmacy
- Small rear yard space
- First Floor Flat

For further information please contact:

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## Location

Lemington is a predominantly residential area which is located in the western part of Newcastle, around 5 miles from the city centre. The location benefits from good transport links, including access to the A1 road, which provides routes to other parts of the city and the surrounding region.

## Description

The property provides a ground floor retail unit and a 3-bedroom flat above. The retail unit has glass frontage, with an open plan area at the front of the property and a kitchen, meeting room and WC facilities at the rear.

The upper parts are a 3-bedroom flat with kitchen and bathroom facilities which gives opportunity for refurbishment opportunities.

## Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
First Floor Flat	649	60.29
Ground Floor Retail Unit	598	55.55
<b>Total</b>	<b>1,247</b>	<b>115.85</b>

## Rent

£12,000 Per Annum

## Building Insurance

Available upon Application

## EPC

The retail unit has an EPC rating of C (58) and the first floor flat has an EPC rating of D (57).

## Rateable Value

According to the VOA the retail unit has a rateable value of £4,250 giving 100% relief for qualifying occupiers.

## 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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