



Sanderson  
Weatherall

# TO LET RETAIL ACCOMMODATION



Former Granger Wines, West Jesmond Metro Station, Jesmond, NE2 3HH

[sw.co.uk](http://sw.co.uk)



Asking rent: £10,000 per annum.  
 New EFRI lease for a term of years to be agreed.  
 NIA: 92.8 sq m (998.9 sq ft)

### Location

The unit lies at the entrance of West Jesmond Metro Station. The station is situated on Lyndhurst Avenue which lies parallel with Brentwood Avenue. Jesmond is an affluent suburb on the outskirts of Newcastle city centre which attracts a strong cluster of young professionals, students and high net worth individuals.

### Description

The premises is a ground floor retail unit fronting onto Lyndhurst Avenue. The specification of the unit includes; main sales area, ancillary storage, CAT II fluorescent lighting and c 2.5m floor to ceiling height.

### Accommodation

We understand that the property comprises the following NIA:

Description	Sq m	Sq ft
Main Sales Area	92.8	998.9
<b>NIA</b>	<b>92.8</b>	<b>998.9</b>

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

### Services

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

### Energy Performance Certificate

An EPC has been commissioned and will be made available upon request.

### Use

The premises falls under Use Class E within the new Use Class Order.

Therefore, the unit is available for a variety of uses, ranging from traditional retailers through to the medical sector. Interested parties should conduct the necessary due diligence on their permitted use through the local council before proceeding.



### **Lease Terms**

The unit is available by way of a new lease for a term to be agreed, at an asking rent of £10,000 per annum.

### **Rateable Value**

Approximate rates payable: £4,998

Interested parties are advised to contact the local rating department to confirm verification of the above.

### **Legal Cost**

Each party will be responsible for their own legal and professional costs incurred in connection with the transaction.

### **Service charge**

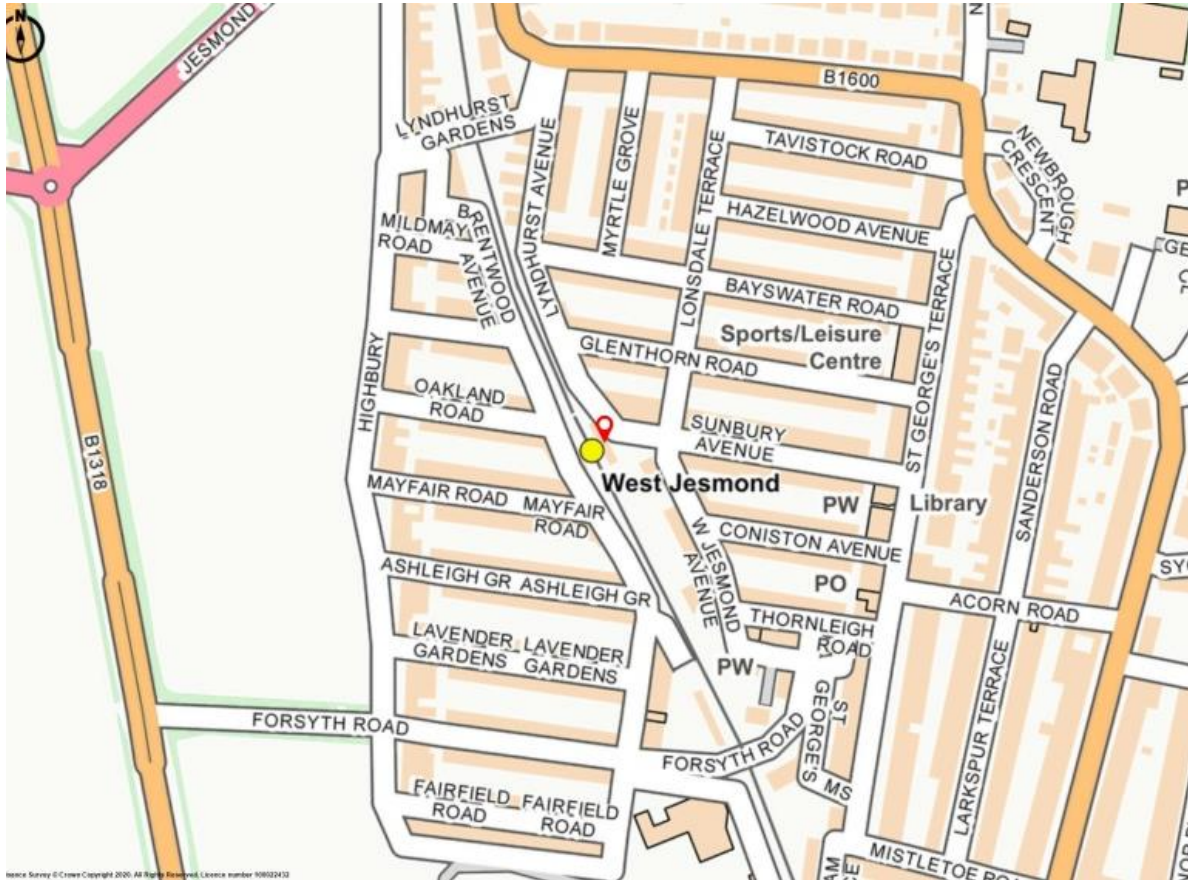
There will be a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building;

Service Charge is charged at 10% of the annual rent.

### **VAT**

All prices are deemed exclusive of VAT.





Viewings and further information strictly by appointment with the sole agent:-

**Michael Downey**

**0191 269 0132**

**[Michael.downey@sw.co.uk](mailto:Michael.downey@sw.co.uk)**

**Sanderson Weatherall**

Central Square South, Orchard Street, Newcastle upon Tyne, NE1 3AZ

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

October 2020

**Sanderson  
Weatherall**

**sw.co.uk**