



Sanderson
Weatherall

TO LET RETAIL ACCOMMODATION



Former Nursery Premises, Wallsend Bus Station, NE28 8TJ

sw.co.uk



Asking rent: £9,500 per annum.

New EFRI lease for a term of years to be agreed.

NIA: 88.5 sq m (952.6 sq ft)

Location

The premises is located at Wallsend Bus and Metro Interchange. The interchange is situated to the south east of Wallsend town centre. The area benefits from a good level of services and facilities together with strong transport links. Wallsend is situated 5 miles east of Newcastle and 13 miles north of Sunderland.

Description

The retail unit faces the principal pedestrian flows to the Metro and bus bays. The premises benefits from the follow specification; roller shutter access, expansive main sales with ancillary storage, WC and kitchen facilities. Externally there is ample car parking for staff and customers.

There is an external enclosed area within the demise which would be suitable for external seating/activities.

Accommodation

We understand that the property comprises the following net internal floor areas

Description	Sq m	Sq ft
Main Sales Area	88.5	952.6
NIA	88.5	952.6

Source: 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.



Lease Terms

The unit is available by way of a new lease for a term to be agreed, at an asking rent of £9,500 per annum.

Rateable Value

Rateable Value: £4,900

Occupiers might be able to apply for small business rates relief.

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 a minimum of 10% of the annual rent, subject to user.

USES

The unit has potential for alternative uses (including café'/restaurant/micro-pub) subject to landlord's consent and relevant licencing.

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

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 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

April 2021

**Sanderson
Weatherall**

sw.co.uk