

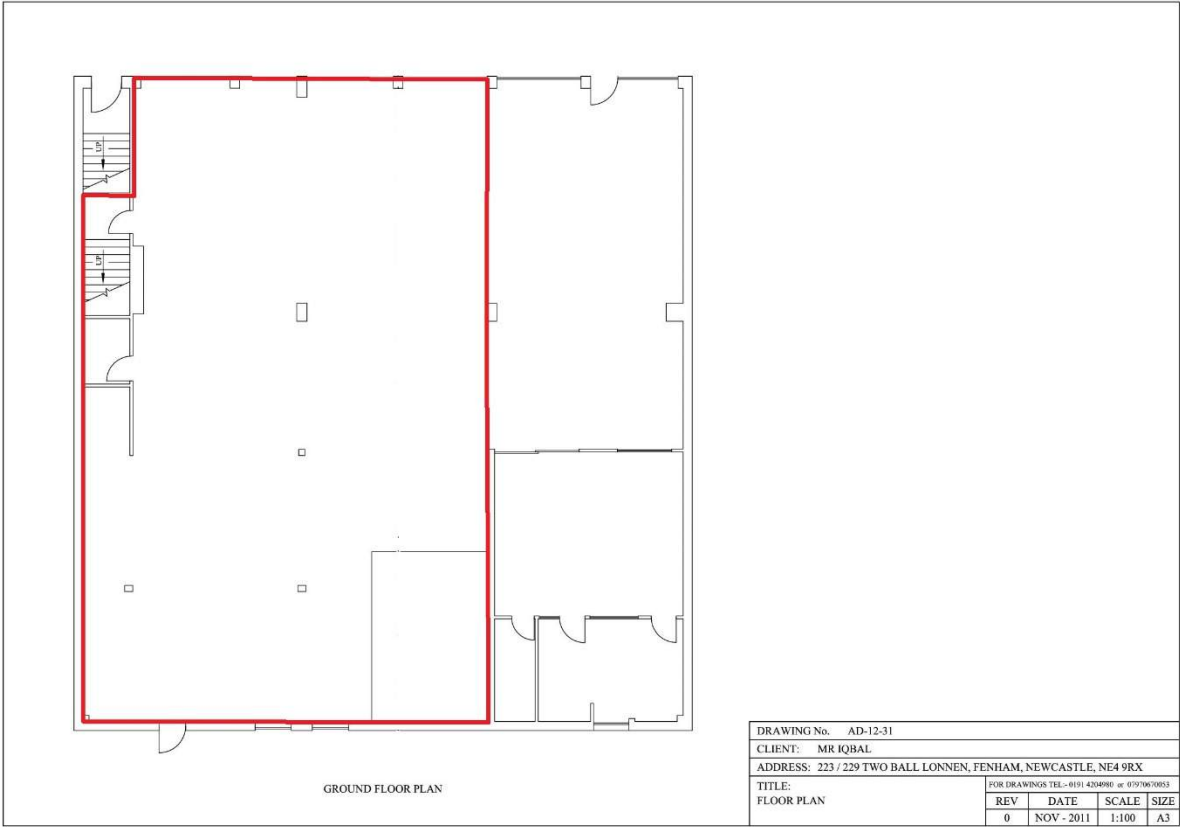
to let

233 (B), TWO BALL LONNEN FENHAM NEWCASTLE UPON TYNE NE4 9RX



- GROUND FLOOR RETAIL / TRADE SHOWROOM
- PROMINENT LOCATION, CLOSE TO LOCAL AMENITIES
- GIA : 277.84 M2 (2, 990 SQ FT) – AVAILABLE IN PART OR WHOLE
- SUITABLE FOR A VARIETY OF ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION
- NEW FRI LEASE - RENT £30,000 PA.

FLOOR LAYOUT



LOCATION

The premises are located on Two Ball Lonnen, Fenham offering good main road frontage to passing traffic and footfall.

All local services and amenities are located close by.

Other occupiers close by include, Coral, William Hill, Subway, Greggs, Nisa Local, One Stop and Post Office.

The exact location is shown on the attached plan.

DESCRIPTION

The subject premises comprise of a ground floor self-contained open plan accommodation.

Formally Fenham Carpets the accommodation would lend its self to a variety of uses subject to planning permission.

The accommodation has been subdivided and provides a bare shell facility.

The frontage is glazed to full height with both pedestrian and loading access to the rear.

Designated car parking is available to the rear by discussion.

ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA):

Total 277.84 m² (2,990 sq ft)

(The accommodation could be sub-divided to offer two units of 1,495 sq ft each.)

SERVICES

It is understood the property benefits from all mains services, with the exception of mains gas.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

BUSINESS RATES

It is understood from the Local Rating Authority that the property will need to be reassessed upon occupation.

(All interested parties contact the Local Authority to confirm these figures.)

PLANNING

The site is suitable for a variety of uses, subject to planning permission.

All interested parties should make their own enquires to the North Tyneside Council.

TENURE

The site is available on new FRI lease for a term of years to be agreed.

SERVICE CHARGE

A service charge will be payable for the maintenance and up keep of common areas.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

RENT

Our client is seeking a rental of £30,000 pa.

Incentives may be available subject covenant and lease term.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

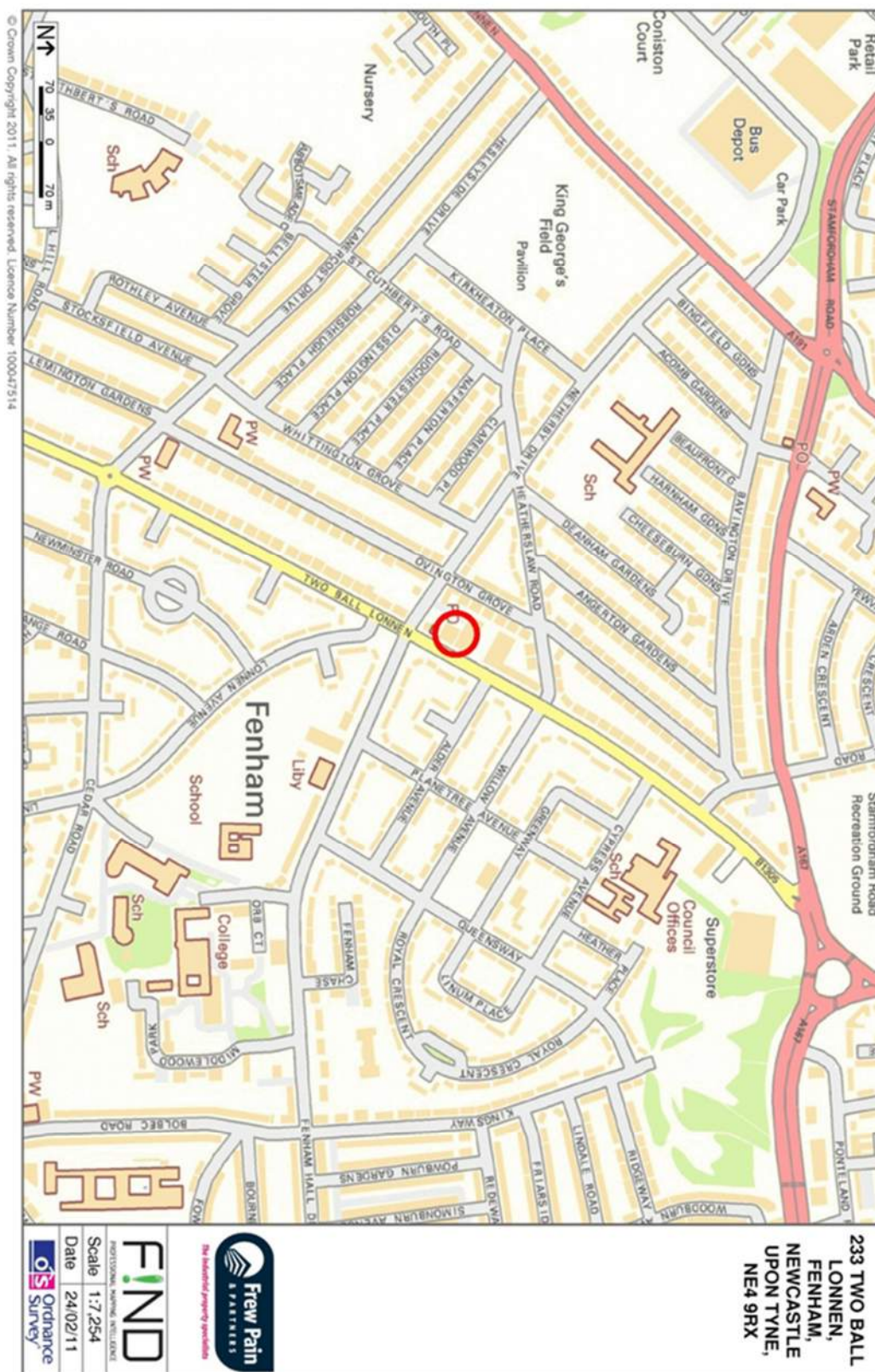
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April 2014





F492 Printed by Ravensworth 01670 713330

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