to let

Frew Pain & PARTNERS

The industrial property specialists

UNIT 2 & 4
259 SCOTSWOOD ROAD
NEWCASTLE UPON TYNE
NE4 7AW

- **MODERN REFURBISHED SHOWROOM / TRADE COUNTER FACILITY**
- **ESTABLISHED LOCATION WITH MAIN ROAD FRONTAGE, GIVING HIGH VISIBILITY FROM PASSING TRAFFIC & CLOSE TO CITY CENTRE**
- **ADJACENT OCCUPIERS INCLUDING TOOLSTATION, AUTO WINDSCREENS, PORCELANOSA, GREGGS, JOHNSONS LEYLAND, HOWDENS JOINERY**
- **UNITS FROM 174.13 M^2 (1,874 SQ FT) - 570.58 M^2 (6,141 SQ FT)**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION**

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RICS the mark of property professionalism worldwide

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LOCATION

The subject site and premises are located on Scotswood Road, Newcastle upon Tyne.

The area is principally commercial offering a good mix of quasi retail, car showroom and trade users, along warehousing and manufacturing.

All local amenities and services are situated a short distance away in Newcastle City Centre.

Fronting onto Scotswood Road this location benefits from excellent passing traffic with high visibility frontage.

Exact location is shown on the attached plan.

DESCRIPTION

The property comprises of split level showroom / trade counter unit with rear stores and warehousing.

The accommodation can be refurbished and subdivided, subject to requirements.

Unit 2 offers a full glazed split level showroom / trade unit with frontage onto Scotswood Road.

Adjacent occupier's include Toolstation, Auto Windscreens, Porcelanosa, Greggs, Johnsons Leyland, Howdens Joinery.

ACCOMMODATION

From onsite measurements the accommodation is as follows (GIA):

Unit 2 ***(outlined red)***

Mezzanine showroom	151.44m^2
Ground floor showroom	151.44 m^2
Rear warehouse	89.57m^2
Total	**396.45m^2 (4,267 sq ft)**

Unit 4 ***(outline blue)***

Ground Floor	92.56m^2
First Floor	81.57m^2
Total	**174.13 m^2 (1,874 sq ft)**

TOTAL GIA (Unit 2 & 4) **570.58 m^2 (6,141 sq ft)**

SERVICES

It is understood the site and premises benefit from all mains services.

In addition there is security shutters to the front of the accommodation

(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 premises are assessed as follows:

Unit 2 : £12,500
Unit 4 : £6,300

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

TENURE

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

RENT

Our client is seeking a rent of :

Unit 2 : £42,000 pa
Unit 4 : £10,000 pa

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

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
Tel: 07841 871710
Email:
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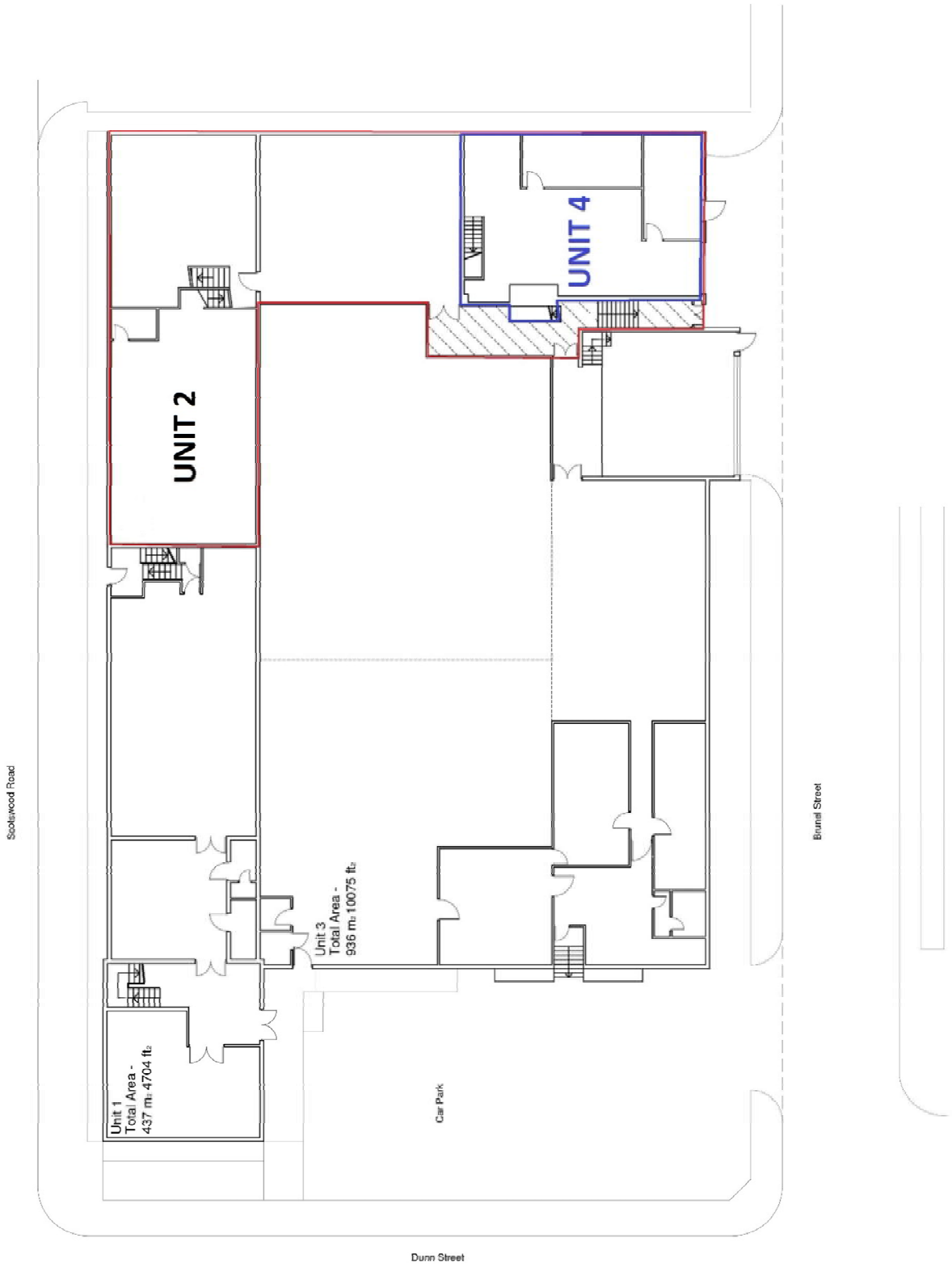
September 2014



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