

RETAIL SHOP PREMISES

TO LET

**22 STARBECK AVENUE
SANDYFORD
NEWCASTLE UPON TYNE
NE2 1RJ**



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- ❑ Premises totalling 819 sq.ft. (76.1 sq.m)
- ❑ Return shop frontage to Starbeck Avenue and Doncaster Road
- ❑ Popular Location
- ❑ Available on a new lease and suitable for a range of uses.
- ❑ Qualifies for 100% Small Business Rates Relief

LOCATION

Located on Starbeck Avenue, just off Sandyford Road, the premises enjoy a good location in a densely populated residential and commercial area just outside Newcastle City Centre.

Starbeck Avenue hosts a number of retail and food businesses serving the surrounding area which is popular with students.

DESCRIPTION

The premises comprise a ground floor retail unit with storage. The premises have a frontage to Starbeck Avenue with a return frontage to Doncaster Road.

Internally there is a large sales area (currently partitioned to form a reception and two offices), kitchen/staff area, secure store room (used for access to the existing cash machine) and a store room with toilet facility. The premises are well fitted and have ramped access for customers.

The premises would suit a wide range of uses and are available for early occupation.

NOTE: The cash machine is excluded from the letting and access for filling and servicing will be required as a condition of any lease.

ACCOMMODATION

Sales Area 517 sq.ft. (48.1 sq.m.)

Kitchen/Staff 74 sq.ft. (6.9 sq.m.)

Secure Store/Office 98 sq.ft. (9.2 sq.m.)

Store 130 sq.ft. (12.2 sq.m.)

Single WC

Shared rear yard

LEASE TERMS

The premises are available on a new tenant full repairing and insuring lease for a term of three years or longer with three yearly rent reviews.

RENT

£9,500 per annum.

GENERAL RATES

Rateable Value £7,400

Rates payable with no relief £3,581 per annum.

Qualifying businesses would get 100% Small Business Rates Relief and so no Business Rates would be payable.

EPC Rating: E (121)

VIEWING

By appointment with Rod Bennett, Tel: 0191-2520713 or 07958-918143.

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THESE PARTICULARS ARE INTENDED AS A GUIDE AND DO NOT FORM PART OF A CONTRACT.