



33 High Street East, Wallsend NE28 8PF

- Ground Floor Retail Unit
- Recently Renovated
- Excellent Footfall & Passing Trade
- Electric Roller Shutters
- Floor Area 87 sq. m. (937 sq. ft.)
- Suitable for a Variety of Uses
- Flexible Lease Terms Available
- New Double Glazed Shop Front

Initial Rent: £10,400 per annum

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Location

The property is located on High Street East, Wallsend. It is situated in the central business district of the town and is surrounded by retailers and professional service companies including banks, building societies and estate agents. Wallsend is a densely populated area on the north side of River Tyne and is approximately 4 miles east of Newcastle City Centre which is easily accessed via the A1058 Coast Road which also links Wallsend to Tynemouth at the coast approximately 5 miles east. Also within easy reach is the Tyne Tunnel and the A19 leading to the A1(M).

Description

The unit is located on the ground floor of a 2-storey parade of shops with excellent window frontage. The floor area is circa 87 sq. m. (937 sq. ft.) consisting open plan retail area, stores, kitchen and w/c facilities. The unit is undergoing a full refurbishment including new double-glazed frontage, electric roller shutters, plastered walls, electrics etc. It would suit a variety of uses subject to the correct use class.

Landlord is prepared to offer unit with or without suspended ceiling.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent (Staggered)

Year 1 - £10,400 per annum

Year 2 - TBC

Year 3 - TBC

Viewing

Strictly by appointment through this office.

Rateable Value

The 2020 Rating List entry is Rateable Value £TBC

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Amended October 2021

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