

Retail | Office | Industrial | Land



Unit 3 Brentwood Grove, Wallsend NE28 6PT

- Retail Unit / Showroom
- Suitable for a Variety of Uses
- New Lease Terms Available
- Floor Area 97.5 sq. m. (1,049 sq. ft.)
- Parking on Site
- Well Presented

Rent: £9,000 + vat per annum

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Location

The unit is situated on Brentwood Grove to the East of Wallsend Town Centre. It is surrounded by a mixture of small industrial units and residential properties.

Description

The unit consists open plan retail unit / showroom with stores to the rear. It is well presented and would suit a variety of uses subject to the correct use class.

Floor area

Floor Area 97.5 sq. m. (1,049 sq. ft.)

Tenure

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

Rent

£9,000 + vat per annum

Viewing

Strictly by appointment through this office.

Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

Insurance

The landlord will insure the property and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £4,750

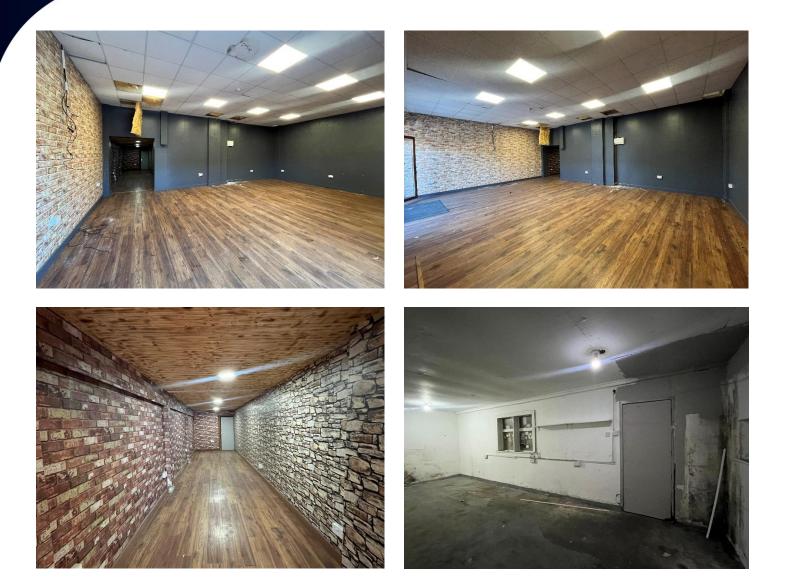
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- 2. The photographs show only parts of the property as they appeared at the time taken.
- 3. Any areas, measurements and distances given are approximate only.

Ref: H875 (Version New 1) Prepared 26 January 2024



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property. R573



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Area Highlighted in Blue

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