

Retail | Office | Industrial | Land



5 Broadwood Road, Denton Burn, NE15 7SX

- Ground Floor Retail Unit
- Well Presented Property
- Excellent Passing Trade
- Three Phase Electric

- Floor Area circa 31.32 sq.m. (337.11 sq.ft.)
- New Lease Terms Available
- Close links to A1/A69 Corridor
- Suitable for a Variety of Uses

Rent: £7,200 per annum



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Location

The property is situated on the crossroads of Broadwood Road and West Road close to one of the busiest intersections in the west end of Newcastle upon Tyne being just off the A1. The West Road leads directly to Newcastle City Centre.

The Premises

The unit is located on the ground floor of a two storey parade of retail units. The floor area is circa 31.32 sq.m. (337.11 sq.ft.)

The unit was previously used for a consultancy service and benefits from being well presented with carpet throughout, suspended ceiling, store area, w/c and kitchenette.

Tenure

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

Rent

£7,200 per annum

EPC

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Rateable Value

The 2023 Rateable Value is £5,800

As the Rateable Value is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates.

We advise to seek verification of the above from the Local Rating Authority

Important Notice

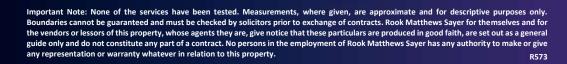
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