



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

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.

Ref H961

Prepared 23 February 2024

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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.

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