



Rear of 31 Heaton Road, Newcastle Upon Tyne, NE6 1SA

- Single storey workshop with flat roof
- Floor area 87.3 sq. m. (940 sq. ft.)
- Rear of Heaton road, near Chillingham road
- Suitable for a variety of uses
- Includes kitchen, W/C, electric shutters
- On street parking
- Premium of £8,000 required

Rent: £8,000 per annum

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Location

The premises are situated to the rear of Heaton Road which runs parallel with Chillingham Road and has a range of retail and professional outlets. Heaton lies approximately 3 miles to the east of Newcastle upon Tyne.

Description

A single storey mid terrace workshop/garage with flat roof, consisting open plan workshop, small kitchen and W/C facilities. The unit has electric roller shutters, strip florescent lighting and ample power points. It would suit a variety of uses subject to the correct use class.

Floor Area

87.36 sq. m. (940 sq. ft.)

Tenure

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

Premium

£8,000

Rent

£8,000 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 2025 Rating List entry is Rateable Value £4,450

As the RV 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.

EPC Rating

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Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
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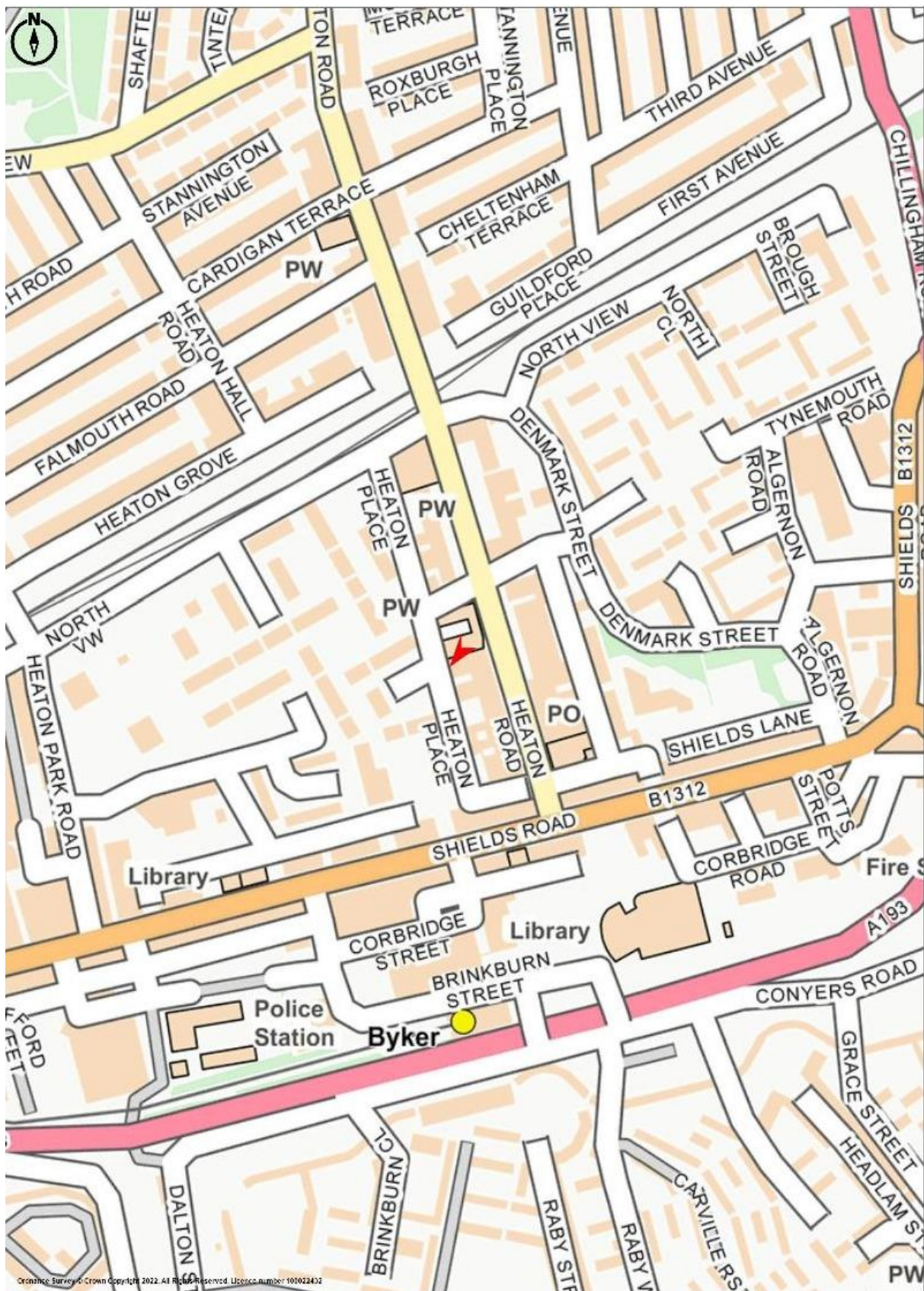
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