



**Unit 4, Rudyard House,
Benton Road, West Allotment, Newcastle upon Tyne, NE27 0EP**

- Well-presented ground floor retail unit
- Net internal area 60 m² (645 ft²)
- High specification fit-out, ready for occupation
- Suitable for retail or service uses
- New flexible (IRI) lease terms available
- Eligible for small business rate relief or zero rates
- Designated parking bay plus on-street available
- 300m from Holystone roundabout & the A19 Trunk Road
- Uses not permitted: dog grooming, ladies hair salon or physiotherapy

Rent £8,000 + vat per annum

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Location

West Allotment is located approximately eight miles north east of Newcastle upon Tyne city centre and occupies a prominent position within a small retail parade on Benton Road, adjacent to the Holystone roundabout, providing direct access to the A191 and the A19 trunk road. The location benefits from excellent regional connectivity, with Newcastle, North Tyneside and the wider Tyne and Wear conurbation all readily accessible.

The surrounding area has undergone significant residential growth in recent years, resulting in an expanding local catchment. The property is also situated close to Cobalt Business Park, one of the UK's largest office parks, which accommodates a wide range of national and international occupiers.

The Premises

We are pleased to bring the market this ground floor retail unit within Rudyerd House a two-storey building with pitched slate roof. The unit being 60 sq. m. (645 sq. ft.) consists open plan reception with 2 treatment rooms, kitchen and WC facilities. It is presented to a high standard with double glazed shop front, spot lighting and tiled marble effect flooring. There is an over door heater and water is heated by an under sink electric water heater. Previously operating as an Aesthetics business, the unit is well-suited to a variety of retail or service-based uses, subject to any necessary consents. This is an excellent opportunity for an occupier seeking a well-positioned unit within a busy local parade.

Floor Area

60 sq. m. (645 sq. ft.)

Parking

There is a designated parking bay to the rear within a secure tarmac courtyard as well as ample on street parking.

Rent (inc service charge)

£8,000 + vat per annum, paid monthly in advance.
(There will be a 4 % annual rent increase.)

Deposit

£2,000 + vat

Notice

The unit is not permitted to be used as a dog grooming salon, ladies' hair salon, or physiotherapy practice, as such uses would conflict with existing occupiers within the parade.

Tenure

Leasehold - A new (IRI) internal repairing and insuring leases for a term of years to be agreed. The tenant will be responsible for the maintenance and upkeep of the interior of the premises. The landlord will repair and maintain the exterior and structure of the unit (excluding external doors and windows) together with the external common parts.

Viewing

Strictly by appointment through this office

Rateable Value

The 2025 Rating List entry is Rateable Value £6,100

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.

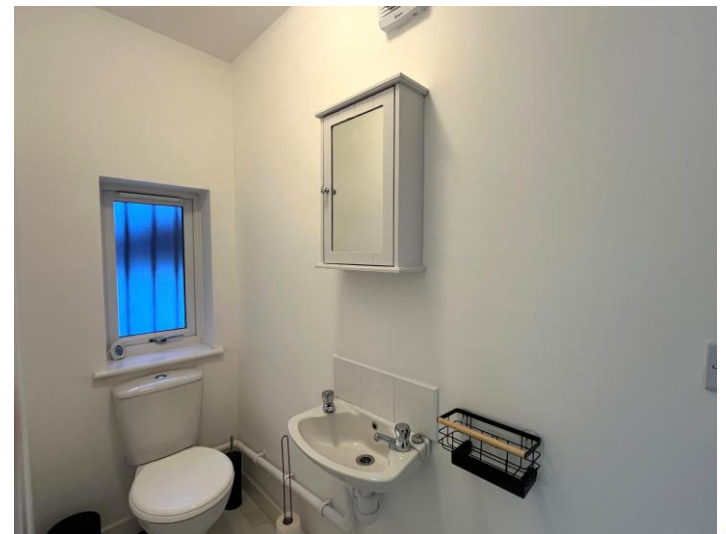
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3. Any areas, measurements and distances given are approximate only.

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Prepared 07th January 2025

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