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To Let - Last Remaining Retail Unit in Busy Suburban Parade

162 Newton Road, High Heaton, Newcastle upon Tyne, NE7 7HP

- 54.62m² (584 sq ft)
- **D1 Planning Consent**
- Highly visible from main arterial route
- Within densely populated residential area



0191 221 2211

St Ann's Quay, 118 Quayside, Newcastle upon Tyne, NE1 3BB

Over 200 offices worldwide

Location

Newton Road is located in High Heaton, which is an established suburban retail location, approximately 2 miles north east of Newcastle City Centre. High Heaton is a predominantly residential area and the retail offer on Newton Road serves the immediate densely populated residential catchment.

Newton Road is also one of the main arterial routes through High Heaton and the catchment of Newton Road includes various schools, including; Benton Park Primary, Cragside Primary & Heaton Manor Comprehensive. In addition, the Freeman Hospital and two large Government Offices (National Insurance Contributions and the Department for Works and Pensions) are all within a five minute walk.

Newton Road provides a good mix of occupiers including Dean & Daniela's Deli, Freeman Newsagents, McGinnley's Fish & Chips and Physio +, amongst others. Other businesses on the parade have occupied the location for many years, and it has proved a well used and valuable community shopping location. Number 162 is the last remaining available unit.

Description

The property comprises a mid terrace retail unit with a highly visible frontage onto Newton Road.

The unit is currently ran as a Physiotherapist's and is sub-divided into a reception and treatment rooms. The partitioning could be removed to provide an open plan unit.

Accommodation

The property provides the following net internal areas:

54.62m² (584 sq ft)

Shop Width: 5.86 m

Shop Depth: 9.26 m

Terms

The property is available by way of a new effectively full repairing and insuring lease at a rent of £11,500 per annum exclusive.

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- Regulation etc:** Any reference to alterations to, or use of, 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.
- VAT:** The VAT position relating to the property may change without notice.

Planning

We understand that the unit currently benefits from a D1 planning consent and therefore would be suitable for various D1 uses such as Clinics, health centres, Veterinary Practices & Galleries etc. The current layout including the reception and treatment rooms would suit a D1 occupier and would be ideal as a starter unit for a Podiatrist, Chiropodist, Chiropractor etc.

The unit would be suitable for other retail uses subject to planning permission and we have been advised that a change to A1 would be looked on favourably although interested parties should make their own enquiries to Newcastle City Council Planning Department

Business Rates

We understand that the property is entered into the 2010 Rating List with a Rateable Value of £4,350.

Interested parties should make their own enquiries in respect of the precise rates payable with the Group Valuation Office on ☎ (0191) 220 7000.

Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of the lease.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Strictly by appointment through sole agents, Knight Frank LLP - ☎ (0191) 221 2211

Particulars – October 2012
Photographs – October 2012

Energy Performance Certificate

Non-Domestic Building



Physio Plus
162 Newton Road
NEWCASTLE UPON TYNE
NE7 7HP

Certificate Reference Number:
0274-3077-0113-0400-0625

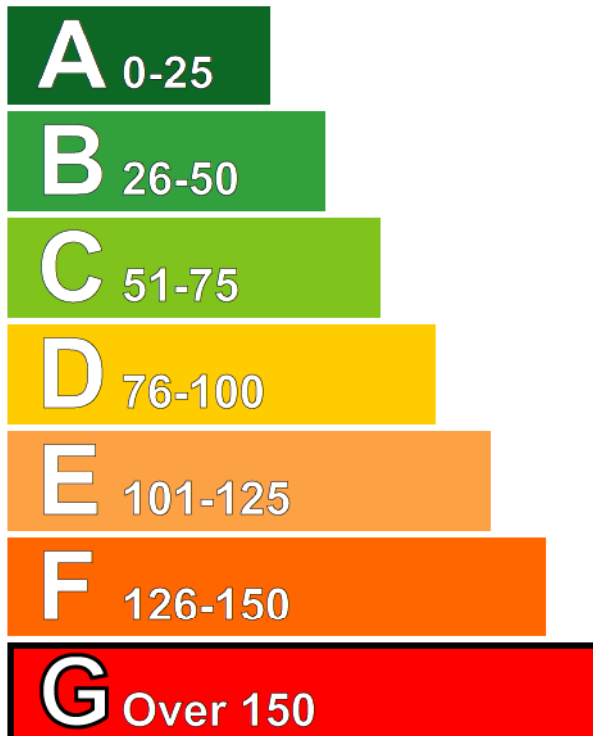
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **205** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 53
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built
72 If typical of the existing stock

162 Newton Road
High Heaton
Newcastle upon Tyne
NE7 7HP



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