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## ***To Let - Retail Unit in Busy Suburban Parade***

***170-172 Newton Road, High Heaton, Newcastle upon Tyne, NE7 7HP***

- *79m<sup>2</sup> (855 sq ft) plus cellar*
- ***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

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## 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 Maguire's Barbers, 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.

## Description

The unit is a mid/end terrace currently being 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 and benefits from the following features:-

- Open plan
- ¾ height glazed shop frontage
- Electrically operated roller shutters
- Solid concrete floors
- Brand new re-wire and plumbing
- Access to shared secure rear yard
- Capped off services
- Loft storage space.

## Accommodation

The property provides the following net internal areas:

**70.35m<sup>2</sup> (757 sq ft) plus cellar**

Shop Width: **TBC** m

Shop Depth: **TBC** m

## Important Notice

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## Terms

The property is available by way of a new effectively full repairing and insuring lease at a rent of £22,000 per annum exclusive.

## 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 £8,400. 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 – January 2013/Photographs – October 2012**