



**KnightFrank.com**



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

***178-180 Newton Road, High Heaton, Newcastle upon Tyne, NE7 7HP***

- 173m<sup>2</sup> (1865 sq ft)
- **A3 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 Physio +, Maguire's Barbers, McGinnley's Fish & Chips and Freeman Newsagents, 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 successful Italian Deli & Coffee Shop. Internally there are extensive seating areas, countertops, rear kitchen & WCs. Externally there is room for further seating areas. The unit benefits from the following features:-

- Open plan (TBA)
- ¾ height glazed shop frontage
- External roller shutters
- Solid concrete floors
- Access to shared rear walkway
- Electricity, Gas & Water
- Telephone Line
- Loft storage space.

## Accommodation

The property provides the following net internal areas:

**59m<sup>2</sup> (635 sq ft)**

Shop Width: **TBC** m

Shop Depth: **TBC** m

## Important Notice

1. **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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## Terms

The property is available by way of a new effectively full repairing and insuring lease at a rent of £29,000 per annum exclusive.

## Planning

The unit currently benefits from an A3 planning consent and therefore would be suitable for coffee shop or cafe uses as well as various A1 retail uses without the need for planning permission.

The unit would be suitable for other uses subject to planning permission 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 £13,500. 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**