

TO LET

High Street Retail

johnson
tucker

chartered surveyors & property consultants

**Unit 2, 15-21 Broadway
Darras Hall Estate
Ponteland
Newcastle upon Tyne
NE20 9PW**



- Prominent neighbourhood retail unit in the retail core of Darras Hall close to Ponteland
- Total size 136.75 sq m (1,472 sq ft)
- Nearby occupiers include Boots, McColls / Post Office among other local and national operators.
- Situated in an affluent village located immediately next door to Co-op Convenience Store
- Asking Rent £22,500 per annum exclusive.



LOCATION

The property is situated in Darras Hall which lies approximately 10 miles north west of Newcastle upon Tyne. Darras Hall has excellent transport links with Newcastle International Airport located 1.5 miles to the east and the A1 which is 4 miles to the east via the Wooslington bypass dual carriageway (A696).

Darras Hall and neighbouring Ponteland together form one of the wealthiest commuter areas of Newcastle upon Tyne. In the centre of Darras Hall there is a good range of local amenities. It is an attractive and vibrant location.

The property is situated in a very prominent position immediately next door to Co-op Convenience Store.

DESCRIPTION

The property comprises a ground floor retail unit in shell condition with exposed walls and floors.

ACCOMMODATION

The property briefly comprises:

Internal Shop Frontage	5.775 m / 19 ft
Internal Shop Depth	24.32 m / 80 ft
WC	3.32 sq ft
Total	136.75 sq m / 1,472 sq ft

TERMS

The premises are available by way of a new full repairing and insuring sub-lease at a rent of £22,500 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment is currently combined with Co-op next door and an application will be made to split the assessments once a new sub-tenant is found.

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and will be available to interested parties shortly.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

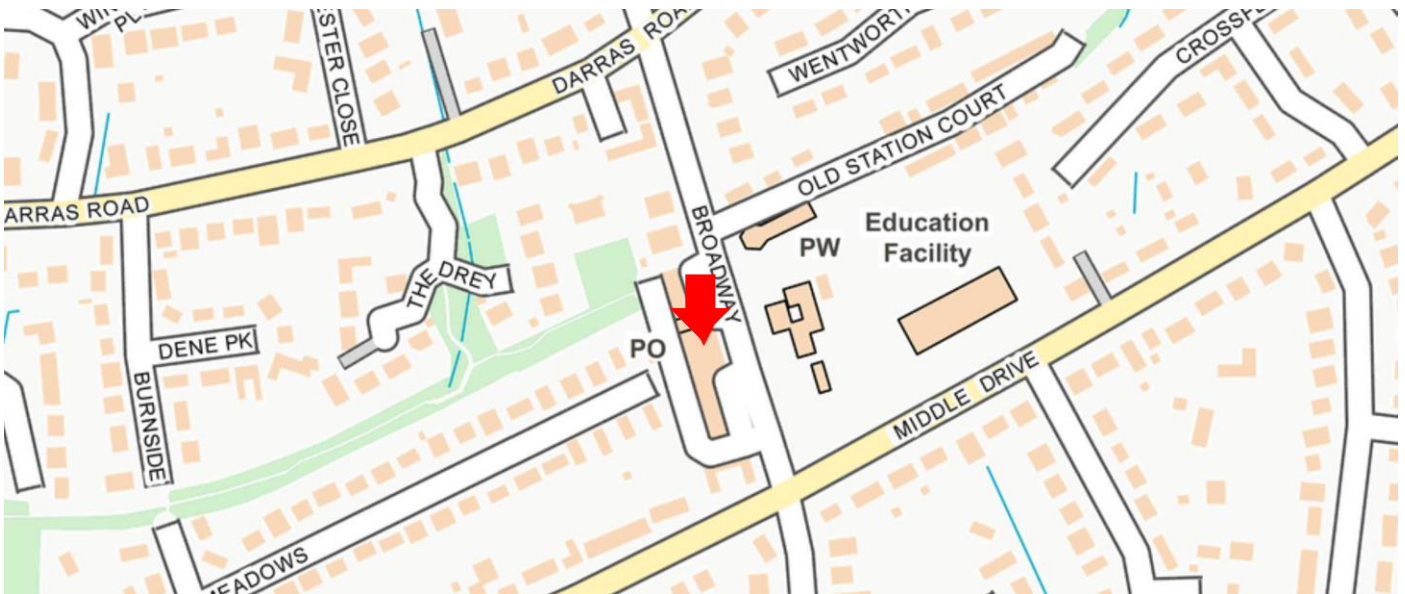
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.

Contact Daniel Capobasso on 07968 618 948 or danielc@johnsontucker.co.uk or Kristian Sorensen on 07754 584 192 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



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