

HIGH STREET PROPERTY / CLASS A1

Unit 5b Northumberland Neighbourhood Parade, Shiremoor NE27 0SJ

**Rent: £24,300 PA****Ground Floor Area**

1,215 Sq ft / 113 Sq M

LET**Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk

Location:

Northumberland Park District Centre is located adjacent to the A19, 2.5 miles north of Silverlink Shopping Park and 1.8 miles north of Cobalt Business Park.

The immediate area benefits from excellent railway links to Newcastle via the Northumberland Park Metro Station and bus interchange with c.300,000 people using the station and a 390 on site car park.

The district centre is home to a 25,000 sq ft Sainsbury's food store together with Subway, Card Factory, Cooplands and Franks Flooring.

Accommodation:

The premises comprise the following approximate net internal floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor Area	112.9	1,215

Rent:

£24,300 per annum exclusive.

Tenure:

A new effectively full repairing and insuring lease is available for a terms of years to be agreed.

Business Rates:

The premises currently has a rateable value of £15,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

Service Charge:

The on-account service charge for the year 2020 is to be confirmed.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

June 2020

Subject to Contract

Without Prejudice

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