



## 51 High Street East, Wallsend NE28 8PR

- Ground Floor Retail Unit
- Excellent Footfall & Passing Trade
- Electric Roller Shutters
- Floor Area 63 sq. m. (681 sq. ft.)
- Suitable for a Variety of Uses
- New Lease Terms Available

**Rent: £7,500 per annum**

# COMMERCIAL

## Location

The property is located on High Street East, Wallsend. It is situated in the central business district of the town and is surrounded by retailers and professional service companies including banks, building societies and estate agents. Wallsend is a densely populated area on the north side of River Tyne and is approximately 4 miles east of Newcastle City Centre which is easily accessed via the A1058 Coast Road which also links Wallsend to Tynemouth at the coast approximately 5 miles east. Also within easy reach is the Tyne Tunnel and the A19 leading to the A1(M).

## Description

A ground floor mid terrace retail unit which was formally trading as an IT repair store. It would suit a variety of uses subject to the correct use class being in place.

## Floor Area

Area	Sq. m.	Sq. ft.
Retail Area	40.67	437.76
Office	2.09	22.49
Store	5.92	63.72
Store	6.17	66.41
Kitchen	5.51	59.30
W.C	2.94	31.64
<b>Total</b>	<b>63.3</b>	<b>681.35</b>

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rent

£7,500 per annum (paid monthly in advance)

## Deposit

£1,000

## Costs

The ingoing tenant is responsible for the landlords solicitors costs relating to the lease, £750 + vat (£900 inc vat)

## Insurance

A contribution to the building insurance of £300 per annum is to be paid to the landlord.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £5,200

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use 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.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H974 (Version 1)**

**Prepared: 17<sup>th</sup> March 2024**

# COMMERCIAL

