



4 HAWTHORN ROAD, NEWCASTLE UPON TYNE, NE3 4DE
£18,000 Per Annum

4 HAWTHORN ROAD, NEWCASTLE UPON TYNE, NE3 4DE

- Premises totalling 275 sq.ft. (25.6 sq.m.)
- Busy location facing Gosforth High Street.
- Suitable for a range of retail, office and business uses subject to consents.

LOCATION

The premises are located in the Gosforth area of Newcastle upon Tyne, approximately two miles to the North of the City Centre.

Gosforth is a densely populated and popular residential and commercial area and the High Street provides a busy shopping area with a wide variety of retail, service and professional businesses.

The premises are located just off the High Street, but with good visibility from the High Street.

DESCRIPTION

The premises comprise a self-contained, ground floor property with a display frontage to Hawthorne Road. Internally, there is a good sized sales area/office space, together with a separate kitchen/store and access to shared toilet facilities.

To the front of the property is parking for one car.

Available on a new lease, the premises are suitable for a range of potential uses including retail sales and office uses.

ACCOMODATION

Sales Area 226 sq.ft (21.1 sq.m.)

Kitchen/Store 49 sq.ft (4.6 sq.m.)

Shared WC facilities.

LEASE TERMS

The premises are available on a new lease at a rent of £18,800 pa, plus a service charge of £800 pa.

Our client have a lease until February 2027, but we understand the landlords would be willing to agree a new lease to an incoming tenant on terms to be agreed.

RENT

£18,800 per annum.

BUSINESS RATES

Rateable Value : £10,500

The above details should be confirmed by reference to the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is D. A full copy of the report is available upon request.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

VIEWINGS

Strictly by appointment with R A Jackson Chartered Surveyors or joint agent Rod Bennett Commercial Property Consultants on 07958 918143.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

