



17 Buttermere Road, Cullercoats, NE30 3AS
£800 Per Month

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- Premises totalling 473 sq.ft. (43.9 sq.m)
- Suitable for a range of uses offering self-contained accommodation.
- Good location, in a popular area.
- Planning Permission for Hot Food Takeaway in place, subject to conditions
- BUSINESS RATES FREE*
- RENTAL INCENTIVES AVAILABLE

LOCATION

Located on Buttermere Road and facing Hartington Road, just off The Broadway and within a parade of similar shops, the premises are well situated to serve the surrounding residential areas including Cullercoats, Whitley Bay and Tynemouth. There is on street parking for easy access.

DESCRIPTION

The premises comprise a ground floor retail/office unit with display frontage to Buttermere Road.

Internally, the premises provide a front and rear sales area, toilet facility and enclosed rear yard area.

The premises are suitable for a range of uses and would be ideal for a small retail business or self-contained office facility.

The premises have Planning Consent for Hot Food Takeaway use and a rear extension to the premises, subject to conditions. Copies of the decision notice are available on request or via the North Tyneside Planning Portal reference 15/01905/FUL.

The premises benefit from solar power generation meaning that electricity is generally free, with the exception of standing charges, during the hours of daylight (subject to load requirements and solar output).

SHOP

Toilet and shared rear yard area.

473 sq.ft 43.9 sq.m

LEASE TERMS

The premises are offered on a new lease for a term to be agreed and on tenant full repairing and insuring terms.

RENT

£800 per calendar month.

Initial rental incentives are available to allow refurbishment and fitting out of the premises.

BUSINESS RATES

Small Business Rates Relief may be available which would mean no Business Rates would be payable.*
Rateable Value £4,600

ENERGY PERFORMANCE RATING

EPC Rating: D

VIEWING

By appointment with Rod Bennett, tel 07958-918143 mail@rodbennett.co.uk

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

MONEY LAUNDERING

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.

COSTS

Each party will be responsible for their costs in the transaction.

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 can be found at <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

PROPERTY REDRESS SCHEME

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

Our Services

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