



4 Red Hall Drive, Newcastle Upon Tyne, NE7 7LH
£12,000 Per Annum

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A ground floor former sandwich shop premises to let located on a busy and highly visible parade at Red Hall Drive at the junction with the Coast Road (A1053). The property is fitted out to trade as sandwich shop. The landlord requires a one off premium of £10,000 for this benefit. The asking rent is £12,000 per annum.

Location

The property is located in High Heaton, Newcastle Upon Tyne. This is a residential suburb of the city centre approximately 1.5 miles to the east. The property is situated within a parade of shops on the east side of Red hall Drive at the junction with coast road (A1058).

Description

Mid Terraced single storey retail premises fitted out as a sandwich shop. It has traditional shop window frontage, sales/counter area, kitchen and staff facilities.

The landlord is seeking a 'one off' premium of £10,000 for the benefit of the catering equipment.

Accommodation

Main Sales 26.4sqm (284sqft)
Preparation Room 6.3sqm (67.8sqft)
Kitchen 11 sqm (118.4sqft)
Net Internal Floor Area 43.7sqm (470.39sqft)

Premium

The landlord requires a premium of £10,000 for the benefit of the catering equipment.

LEASE TERM

The property is available by way of a new full repairing and insuring lease. Offers to take occupation of the property will be considered on an individual basis.

RATEABLE VALUE

1 April 2023 to present - £5,600
From 1 April 2026 - £6,100

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is 82(D). A full copy of the report is available upon request.

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.

LEGAL COSTS

Each party will be responsible for their costs in the transaction/or pay landlord costs.

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>

PROPERTY REDRESS SCHEME

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

ADDITIONAL INFORMATION

For further information please contact RA Jackson & Son on 0191 257 1253 or email sales@rajackson.co.uk. All our properties are available at www.rajackson.co.uk

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