



134 Station Road, Wallsend, NE28 8QS
£7,500 Per Annum

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Ground floor retail unit to let on Station Road, Wallsend.
The property has the benefit of shop window frontage, main sales area to ground floor, storage/staff facilities and internal garage .
Suitable for a variety of retail uses, subject to Landlord and Local Authority Consents The premises are available by way of new negotiation subject to Full Repairing and Insuring Terms.

LOCATION

The property is located within a busy and prominent position on the east side of Station Road, Wallsend, Tyne & Wear near the junction with High Street East and West and facing The Forum shopping centre.

Wallsend is sizeable town approximately 4 miles east of Newcastle City Centre on the north side of the River Tyne. The property is in easy walking distance from Wallsend metro station and is served by local bus routes.

DESCRIPTION

The property is a ground floor retail premises within a mid-terrace two storey property with roller shutters to shop frontage , a rectangular sales area and storage . WC is located in yard to rear of property.

ACCOMODATION

Retail Area 629 sq.ft (58.4 sq m)
Store 103 sq.ft (9.6 sqm)

Garage 156 sq.ft (14.52 sq.m)

TOTAL (Approx) 888 sq.ft (82.5 sq.m)

RATING LIABILITY

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £8,500

LEASE

The premises are available on a full repairing and insuring lease for a minimum term of 3 years at a rent of £7,500 per annum.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL 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 <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.

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
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- 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

