

# Workshop Unit To Let

Backworth Studio's, Station Road, Backworth, NE27 0BN

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Workshops to let
- Units totalling 447ft<sup>2</sup> and 493ft<sup>2</sup>
- Suitable for a variety of uses

- Awaiting EPC Ratings
- Car parking facilities on site
- Popular location

**Rent from £5,400 per annum**

### LOCATION

The subject property is located within Backworth Studio's in Backworth and is accessed by Station Road. Backworth Studio's has a range of local occupiers including Northumbrian Craft Pottery, Backworth Carpet & Flooring Studio and 34 Design.

Backworth is a village in North Tyneside situated approximately 3.5 miles west of Whitley Bay, 2 miles east of Killingworth, 4.5 miles north west of North Shields and 7.5 miles north east of Newcastle upon Tyne city centre.

The property is accessibly by road and public transport links. Station Road forms part of the B1322 and links with the A186 just 250ft away, providing access to the A19 and the North Tyneside coastline. The A19, which is a main road throughout the region, is just 0.7 miles away. The property benefits from being 0.5 miles from Northumberland Park Metro Station and there are local bus routes within close proximity.

### DESCRIPTION

Backworth Studios provide a variety of workshop spaces within a terrace. The workshops are of brick construction and portal frame design.

There is communal parking facilities on site.

### ACCOMMODATION

Unit 10	41.5m <sup>2</sup>	447ft <sup>2</sup>
Unit 11	45.3m <sup>2</sup>	493ft <sup>2</sup>

### EPC RATING

Awaiting EPC Ratings.

### RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Unit 10	£2,500	£1,247.50
Unit 11	£2,500	£1,247.50

We are advised that the rateable value of the premises as at 1 April 2023 is as above and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

### TERMS

The subject property is available by way of a new lease with terms to be agreed at £5,400 per annum for Unit 10 and £6,000 per annum for Unit 11. A service charge is payable with further information available on request.

### VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

### LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

### MONEY LAUNDERING REGULATIONS

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

### VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 0191 232 8080  
**Email:** [newcastle@bradleyhall.co.uk](mailto:newcastle@bradleyhall.co.uk)

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



### IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located within 0.5 miles



0.5 miles from Northumberland Park Metro Station



250ft from A186  
 0.7 miles from A19



11 miles from Newcastle International Airport