

375 - 377 BENTON ROAD, LONGBENTON, NEWCASTLE-UPON-TYNE, NE7 7EE
TO LET : PRIME RETAIL UNIT ON A POPULAR SHOPPING PARADE



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is situated centrally in Longbenton and holding a prime position within a popular retail parade located at the busy crossroads/roundabout opposite Four Lane Ends Metro Station.

Benton Road is within close proximity to Benton Park Road and Coach Lane and situated 3.5 miles north of Newcastle city centre with close transport links to the A105 and A19.

Nearby occupiers include both local and national covenants including Greggs, Subway, Lloyds Pharmacy, Carpet & Flooring Studio, CM House of Aesthetics and Today's Local.

DESCRIPTION

A mid-terraced three-storey brick faced property which offers ground floor retail space, storage, staff areas and three WCs, with the front entrance protected by roller shutters.

The premises have operated as Chisholm Bookmakers for a number of years and is suitable for a variety of uses subject to planning consent.

The property has been maintained to a high standard and ready to immediately shop fit.

ACCOMMODATION

The property provides the following approximate areas:

Ground Floor Sales Area	103.67 sq m	1,116 sq ft
Staff/Store Area	13.02 sq m	140 sq ft
3 x WCs		

Total Ground Floor Area	116.69 sq m	1,256 sq ft
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RATEABLE VALUE

The property currently has a Rateable Value of £16,750. Interested parties should contact North Tyneside Council for the exact rates payable.

PROPOSED TERMS

The unit is available to let at an asking rent of £25,000 pa for a term of years to be agreed on an effectively full repairing and insuring lease.

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VAT

All rents/prices quoted are exclusive of VAT.

VIEWING

Strictly by appointment through this office.

Contact: Jack Robinson
Email: jack@thomas-stevenson.co.uk
Tel: 01642 713303

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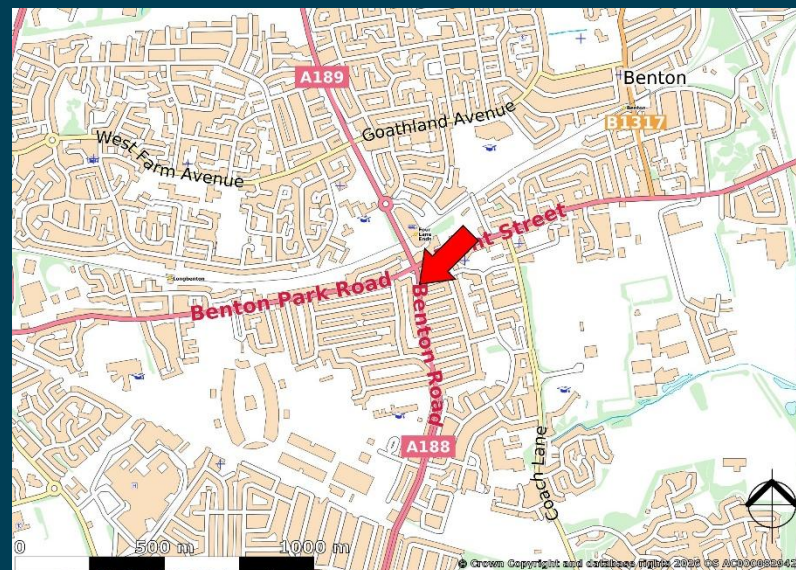
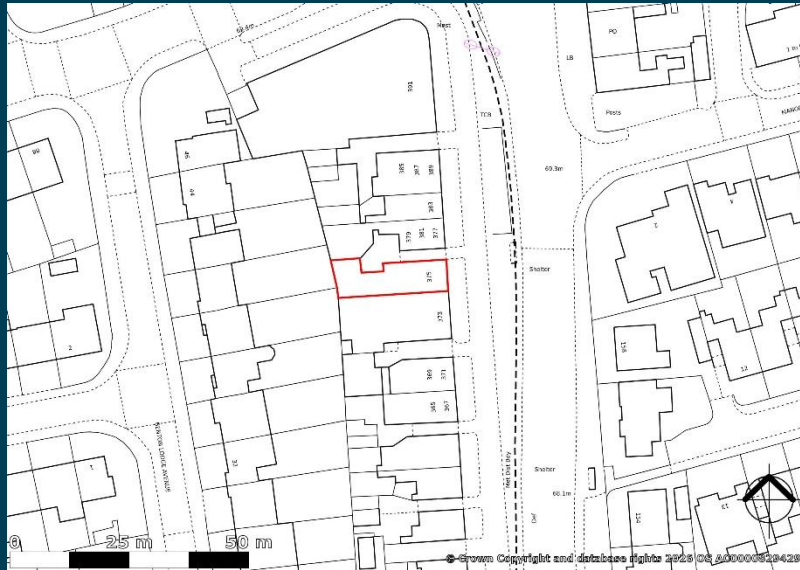


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EPC TO FOLLOW

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