



# To Let

## Hot Food Takeaway

72 West Road  
Newcastle upon Tyne  
NE4 9QA

- Highly prominent takeaway premises
- Recently trading
- Sales Area 800 ft<sup>2</sup> (74 m<sup>2</sup>)
- Nearby include Gregg's, Bet Fred, Subway, TSB & Paddy Power

### Location

The property is located in a prominent position on the A186 West Road in the Fenham area of Newcastle upon Tyne. The property is situated in the prime retail pitch of West Road in close proximity to both national and local operators. National operators within the immediate area include Gregg's, Subway, Betfred, Paddy Power and TSB Bank.

### Description

The property provides a ground floor lock up hot food takeaway with extensive frontage.

### Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>		<b>ft</b>	<b>m</b>
Sales Area	Internal Width	33'10"	10.312
	Sales Depth	23'8"	7.214
Sales Area		800	74.32

### Tenure

A new Lease is available at a commencing annual rental of **£23,000** for a term of years to be agreed (minimum 5 years) on an effective FRI basis subject to 5 yearly Rent Reviews.

### Premium

Premium offers are invited.

### Code of Practice




The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

-  [mjw@lofthouseandpartners.co.uk](mailto:mjw@lofthouseandpartners.co.uk)
-  [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
-  **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£18,750**. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2017/2018 is 47.9p.

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C3574

### Prepared

July 2017

### EPC

Energy Rating E