

ROBERTS COMMERCIAL

PROPERTY, LAND & BUSINESS TRANSFER



TO LET 136-138 Atkinson Road, Benwell, Newcastle, NE4 8XS
Various Potential Uses (STPP) Ideal Storage/Builders Yard

RENT £15,600pa (OFFERS CONSIDERED, INCENTIVES AVAILABLE)

LOCATION

Situated upon a very visible traffic light junction with a high level of passing trade especially through the working weekday. The property is approximately 2 miles from Newcastle City Centre and 2.5 miles from the A1 North & South. Westgate Road/West Road, a very busy commercial hub is only 0.5 mile North.

DESCRIPTION

The property is mainly of brick construction over two floors with part single storey under pitched slate roofs. The main body of the property comprises workshop/storage and office accommodation.

Subject to planning permission where applicable the property will be suitable for a number of potential uses.

COBALT BUSINESS EXCHANGE, COBALT PARK WAY, NEWCASTLE, NE28 9NZ

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ACCOMMODATION

Total useable space is approximately **525 sqm (5651 sqft)** over the two floors

Externally there is a large walled yard with entrance gates and some covered storage.

TENURE

The property is offered Leasehold at terms to be negotiated. The landlord would prefer, initially, a 3 year lease.

RENT

A commencing rent of £15,600pa is being sought. Ingoing incentives may be available. Please enquire.

RATEABLE VALUE

The website of the Valuation Office Agency (www.voa.gov.uk) show two assessments in the 2010 list:

£2,425

£3,850

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs.

DISCLAIMER

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Roberts Commercial for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Roberts Commercial has any authority to make or give any representation or warranty whatever in relation to this property.

DETAILS FIRST PREPARED 05.07.2011

REF RCL 152

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