

# MOVING HOMES

## SALES & LETTINGS

### 2-6 High Street West , Wallsend



Prominently located on High Street West, Wallsend with close proximity to the main shopping area sits this commercial unit which is being offered TO LET as retail premises. Having the benefit of significant amounts of traffic flow and within easy access of the A1058 Coast Road and the A19 which provide both local and regional road links. The building on offer comprises of a generous retail space with additional cold storage, kitchen area and wc facilities along with office space to the first floor accessed via a single stairway.

**Accommodation** - The existing property has been measured on a Gross Internal Area basis - 313 square metres We understand that main services are available including electric, water and drainage. All parties should make their own investigations.

**EPC Rating C** <https://find-energy-certificate.service.gov.uk/energy-certificate/4089-8142-1407-7476-1064>

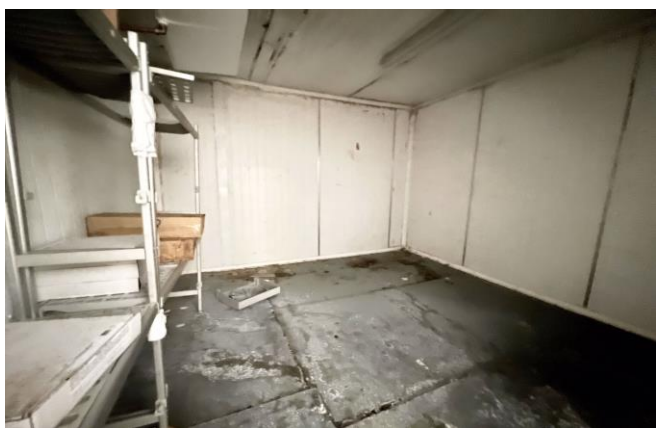
**Leasehold** - The unit is available to let by way of a new Full Repairing and Insuring lease for a term to be agreed.

**Business rates and Council Tax Assessment** (As Advised by Vendor) The property is listed in the 2017 Rating List as follows

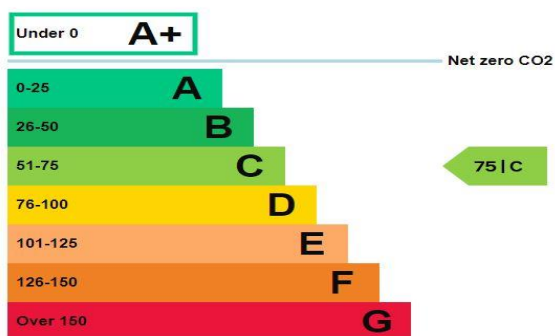
**Description** - Shop and Premises

**Rateable Value** - £22,750 The occupier does have the right to appeal the rateable value. All interested parties should make their own investigations as to the rating liability.

## Annual Rental Of £18,500



## Energy Performance Certificate



MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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