

TO LET

RENT £615 PLUS VAT
PER MONTH

Galbraith

- New build commercial space currently being used as an antique shop
- Dedicated parking
- Underfloor heating
- Net Internal Floor Area of approximately 791 sq.ft (73sq.m)

UNIT 9

SHAWWELL BUSINESS CENTRE,
STAGSHAW ROAD, CORBRIDGE,
NORTHUMBERLAND, NE45 5PE



DESCRIPTION

Units 9 is a new build commercial space set on an elevated part of the site, facing southwest. Measuring 791 sq. ft. split vertically over two floors with a kitchenette and DDA compliant WC on the ground floor.

LOCATION

Shawwell Business Centre is adjacent to the A68 just north of Corbridge. Communications to the east and west are good via the A69 about ½ mile away.

RENT

£615 per month plus VAT, payable monthly in advance.

The tenant will be responsible for all other outgoings on the property including Council Tax and Business Rates.

USE

Business use only. The properties current use class is Class E. Any business operation outside of this use will require planning permission at their own expense.

TERM

Leases of 2 - 5 years are available.

SERVICES

Mains electricity and water supply, as well as drainage to a waste treatment plant.

Central heating is provided by a central oil-fired boiler servicing an underfloor heating system. Usage is recorded by heat meters in each unit.

SERVICE CHARGE

A service charge will chargeable to cover: maintenance of the site (grass, car parks, lighting, painting of exterior, etc.); insurance of the building; and heat consumption.

EPC

(TBC)

ENTRY

To be mutually agreed.

FEES

Each party will be responsible for their own surveyors and legal costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents:

Heather Warburton
Galbraith
Burns Lane
Hexham
NE46 3RU

Tel: 01434 693693
Mobile: 07792 503685

Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

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