

PROMINENT CAR SALES SITE

FORMER CAR SALES CENTRE AND WORKSHOPS
563 SHIELDS ROAD
NEWCASTLE
NE6 4QL

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

TO LET (MAY SELL)



LOCATION

Walkerville is a popular residential area within Tyne and Wear, located between Byker and Wallsend, approximately 3 miles east of Newcastle City Centre. The area has witnessed significant investment in recent years and Wallsend and the surrounding area along the north bank of the River Tyne, has been earmarked for a major regeneration programme which will see further investment over the next 15-20 years.

SITUATION

The property is situated in a prominent position on Shields Road (A193), one of the major vehicular routes out of Newcastle to the east, lying opposite the junction with Whinneyfield Road.

Walkergate Metro Station is located a short distance to the west of the site and nearby commercial occupiers include Alan Rowe Signs and Graphics, Mr Sponge Car Wash Clinic and the Railway Hotel.

DESCRIPTION

The site is broadly rectangular in shape and comprises a large tarmaced yard with 48 flood-lit designated display bays, additional customer parking and a storage area to the west. There is an on-site office, arranged over ground floor and a separate workshop and cleaning bay with roller shutter entrances. The site is secure, benefiting from two gated access points from Shields Road and the frontage to the property is also protected with a recently installed fence.

ACCOMMODATION

The site extends to 0.37 acre, with the buildings providing the following Net Internal Area:

Ground Floor Sales Office	34.90 m ²	(376 sq ft)
Workshops	47.30 m ²	(509 sq ft)

PLANNING

The property is understood to have Sui Generis planning consent, however an alternative use would be considered, subject to the ingoing tenant obtaining the necessary planning consent. All parties are advised to contact Newcastle City Council Planning Department, regarding a potential change of use.

TENURE

The premises are available by way of a new lease on Full Repairing and Insuring terms, for a term of years to be agreed.

RENT

The premises are available at a rent of £25,000 per annum exclusive of VAT, Business Rates and all other outgoings.

ASKING PRICE

Alternatively the freehold interest in the site may be available. Further details are available upon request.

RATEABLE VALUE

Rateable Value (2010 List):	£15,750
Rates Payable 2010/2011:	£6,520

LEGAL FEES

The ingoing tenant will be responsible for our client's legal fees incurred.

VAT

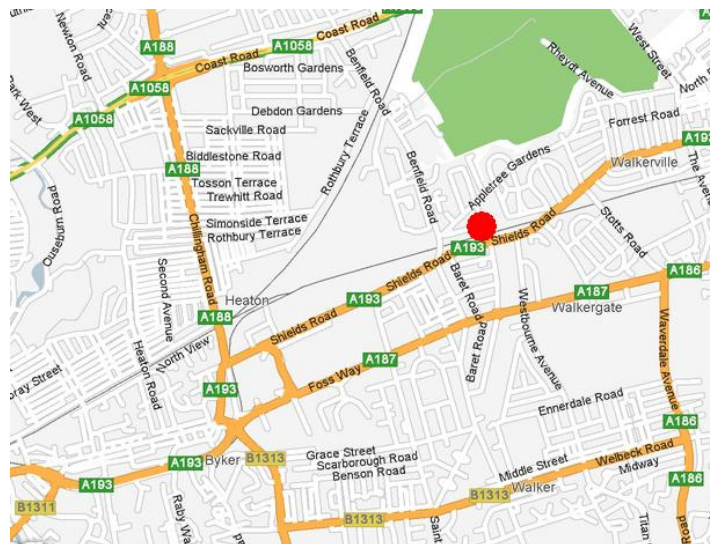
All figures within these terms are exclusive of VAT where chargeable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Andrew Chandler or Joanna Bissett on 0191 272 5551 or alternatively via email:

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