


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Clayton Road, Jesmond NE2 4RQ

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## £850 Per Calendar Month

Signature North East welcome this commercial shop unit to the rental market available on a negotiable lease term.

The property is located approximately 1.2 miles from Newcastle City Centre in the popular and affluent area of Jesmond. The office is accessed on Clayton Road and is well connected by Newcastle's Metro system, the nearest station a 5 minute walk.

The premises has been successfully ran as a women's clothes store and would suit many types of business seeking a base in the area.

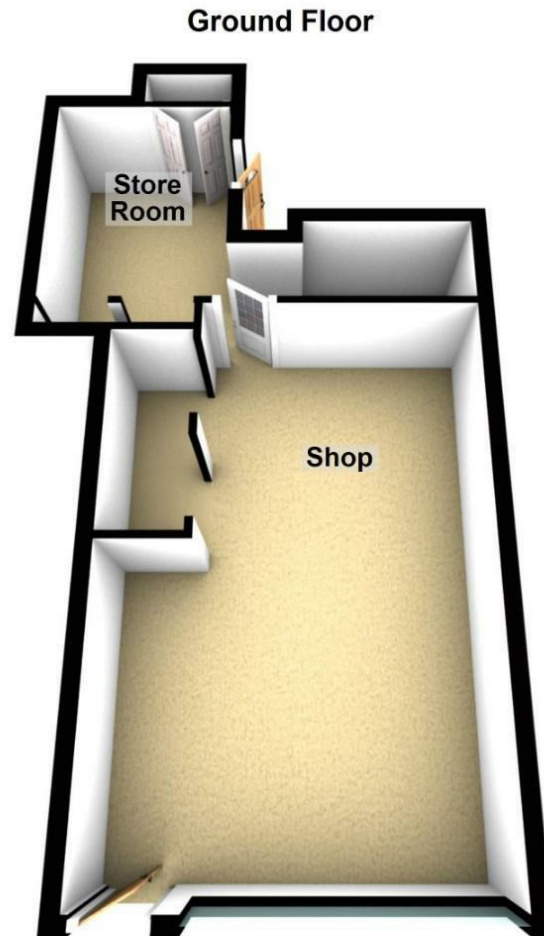
The space consists of a shop frontage with laminate flooring, a store room and WC facilities to the rear.

Available beginning of June 2021.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN




Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Shop  
22'2" x 14'9"

Store Room  
17'11" x 11'0"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>56</b>
(39-54) <b>E</b>	<b>34</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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