



rbreen
Estate Agents

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41a Warton Terrace, Heaton, Newcastle upon Tyne, NE6 5LS

- . A unique opportunity to lease this commercial unit
- . UPVC double glazed windows and door
- . Roller shutters to front
- . Laminate flooring
- . Seating area
- . EPC rating E
- . On street parking

£12,000.00 Per Annum Excl

www.rbreen.co.uk

0191 265 9339

A unique opportunity to lease this corner site, commercial unit which is currently trading as a microbrewery. The unit has a walled seating area to front, roller shutters and UPVC double glazing. Internal benefits from laminate flooring, WC and sitting area to rear

The property comprises of:-

ENTRANCE UPVC door to front, UPVC windows x3.

FRONT OF SHOP 8.4 X 16.0 (approx)

Laminate flooring, currently a bar area, small seating area, spotlight bar, loft hatch for storage area, small alternative storage area to front. WC.

REAR OF SHOP 6.8 x 5.10 (approx)

Carpet flooring, seating area, ceiling spotlights, storage area.

EXTERNAL Wall to seating area, retractable shop awning

PAYMENTS £12,000 per annum.
3 months rent upfront + £300 building insurance. Total upfront payment £3300.00

VIEWING By appointment with Ron Breen Estate Agents.





Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

136, Tosson Terrace NEWCASTLE UPON TYNE NE6 5EA		Energy rating D
Valid until 3 June 2030	Certificate number 8009-5327-4022-1507-5603	

Share this certificate

- Email
- Copy link to clipboard
- Print

Property type	Ground-floor flat
Total floor area	68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT www.rbreen.co.uk