

# TO LET

30 Merton Way, Castle Court Shopping  
Centre, Ponteland, NE20 9PS

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## Retail Unit in Busy Shopping Parade 62.15m<sup>2</sup> (669 sq ft )

- Central position on a busy shopping parade
- On site car parking
- Desirable location in Ponteland village centre



## LOCATION

Ponteland is an attractive and historic village positioned on the River Pont approximately 8 miles north west of Newcastle and 2 miles from Newcastle International Airport.

The property is located within Castle Court Shopping Centre which is a busy pedestrianised neighbourhood shopping area and home to a mixture of retailers. There is public car park directly to the front and rear of the shopping centre and pedestrian access for the shopping parade can be also gained from the Main Street which has a pedestrian crossing.

## DESCRIPTION

The property is predominantly open plan and benefits from a fully glazed shop front, front sales area, rear stores/workshop and a single WC facility.

To the rear of the property is a shard yard which is accessed directly from the unit via double doors.

The property benefits from all main services including electricity and water.

## ACCOMMODATION

The unit provides the following net internal floor areas:-

Description	m <sup>2</sup>	sq ft
Sales	62.15	669

## PROPOSAL

The property is offered by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rent of £13,000 per annum exclusive.

**For further details please contact:**



**SIMON HAGGIE**  
0191 5945009 or 07798570603  
[Simon.haggie@knightfrank.com](mailto:Simon.haggie@knightfrank.com)

**Subject to Contract**

## RATEABLE VALUE

The property has a rateable value of £10,750 and the rates payable for the financial year 2019/20 are £5,289.

You may be eligible for business rates relief if you occupy a single property with a Rateable Value below £15,000. Further information is available from the following website  
<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## PLANNING

We understand that the premises benefit from an A1 use within the Town & Country Planning (Use Classes) (Amendment) (England) Order 2005.

Any interested parties should make their own enquiries of Northumberland Council Planning Department on (01670) 535 000.

## ENERGY PERFORMANCE

The property has an EPC Rating of C61.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

## VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Particulars & Image - April 2019



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