



# TO LET

## 4 Acorn Road, Jesmond, Newcastle upon Tyne NE2 2DJ

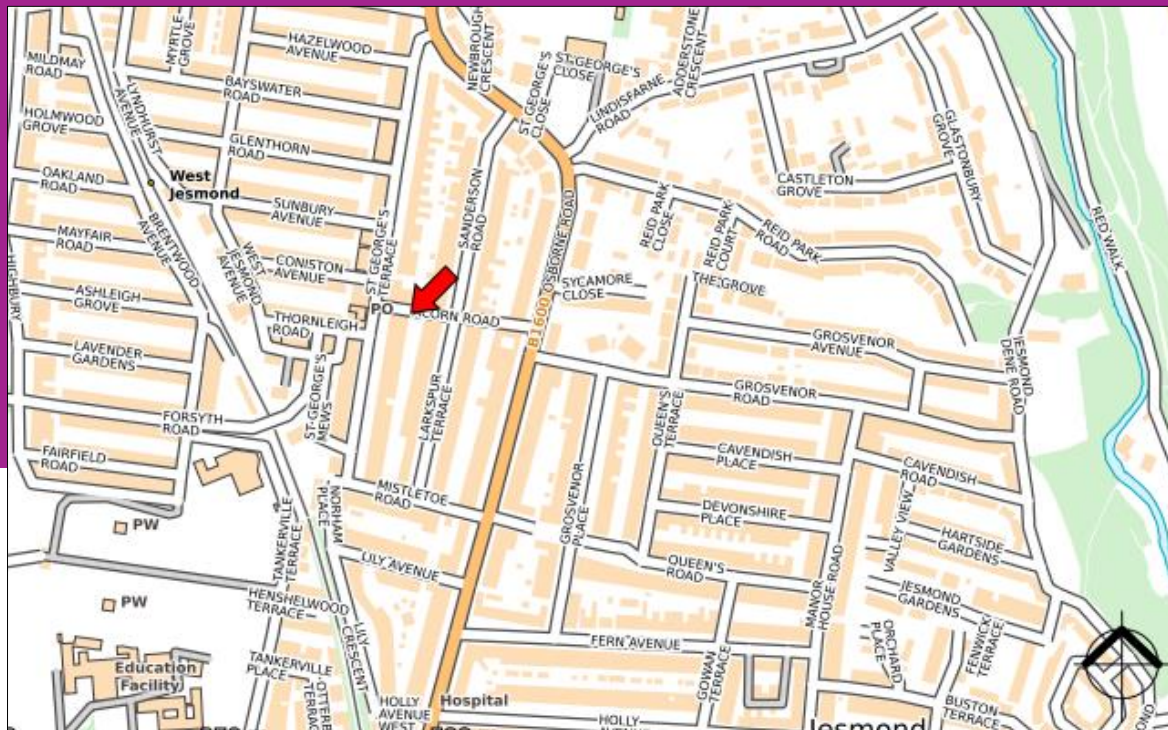
- Former Bank Premises
- High Footfall
- Large Student Catchment
- Located on Acorn Road, Jesmond's main retail street with other occupiers in the area including Tesco, Caffè Nero, Little Waitrose, Seasalt, Oliver Bonas and Boots.
- Ground floor trading area with basement storage room
- First floor staff facilities including kitchen and wc's.

**mason  
owen...**

property consultants

**0151 242 3000**  
[www.masonowen.com](http://www.masonowen.com)

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## Area

Ground Floor	1,399 sq.ft.	(129.97 sq.m.)
Basement	526 sq.ft.	(48.87 sq.m.)
First Floor	386 sq.ft.	(35.86 sq.m.)
<b>Total Floor Area</b>	<b>2,311 sq.ft.</b>	<b>(214.70 sq.m.)</b>

## Tenure

Available by way of a new full repairing and insuring lease for up to 16.4.2023. This can be extended to 2028.

## Rent

Offers invited.

## Rates

Rateable Value £80,500

## EPC

C74

## Legal costs

Each party to be responsible for their own legal costs.

## Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on [https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented

**Agents Note: Under Money Laundering Regulations,** we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



## Viewing

Strictly through the agent:

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