

# to let



*The industrial property specialists*

## UNIT 2 TYNE VIEW TERRACE PRUDHOE NORTHUMBERLAND NE42 5PX



- **WORKSHOP / GARAGE WITH OFFICE AND WC facilities**
- **GIA : 162.30 M<sup>2</sup> (1,747 SQ FT)**
- **ESTABLISHED LOCATION JUST OF FRONT STREET**
- **RENT: £12,500 PA EXC**

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Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The subject property is located on Tyne View Terrace to the rear of Front Street, Prudhoe

Prudhoe is a popular and historic town which lies circa 11 miles west of Newcastle upon Tyne.

The property is located just off Front Street in the heart of the town centre. Front Street is one of the main retail pitches within the town and is home to a number of national and independent retailers including Co-operative Food, Heron Foods and Greggs.

The exact location is shown on the attached plan.

## DESCRIPTION

The subject property comprises semi-detached a ground floor workshop / garage unit.

Internally the accommodation offers an open plan workshop / garage with rear WC and welfare facilities.

The accommodation has been refurbished and provides concrete floors, LED lighting, and vehicular access via a single automatic roller shutter.

Externally there is no car parking, however there is a car park close by (Charges Apply) .

The property can be used for a selection of uses, including motor related trade.

## ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA) :

Workshop / warehouse  
(Inc WC and welfare facilities)

**TOTAL GIA: 162.30M<sup>2</sup>  
(1,747 SQ FT)**

## SERVICES

It's understood that all main services are on site with the exception of gas.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

## BUSINESS RATES

It is understood from the VOA website the premises are assessed as :

**RV: £6,300**

(All interested parties contact the Local Authority to confirm these figures).

## TENURE

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

## SERVICE CHARGE

The lease will be subject to a fair and reasonable proportion of the estates service charge for maintenance of common areas.

Full details upon request

## RENT

Our client is seeking a rent of £12,500 p.a. exc.

Incentives may be available subject to covenant and lease term.

## RENT BOND

A rent bond of 3 months will be payable and held for the duration of the lease.

## ENERGY CERTIFICATE

D-91

Full details available upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

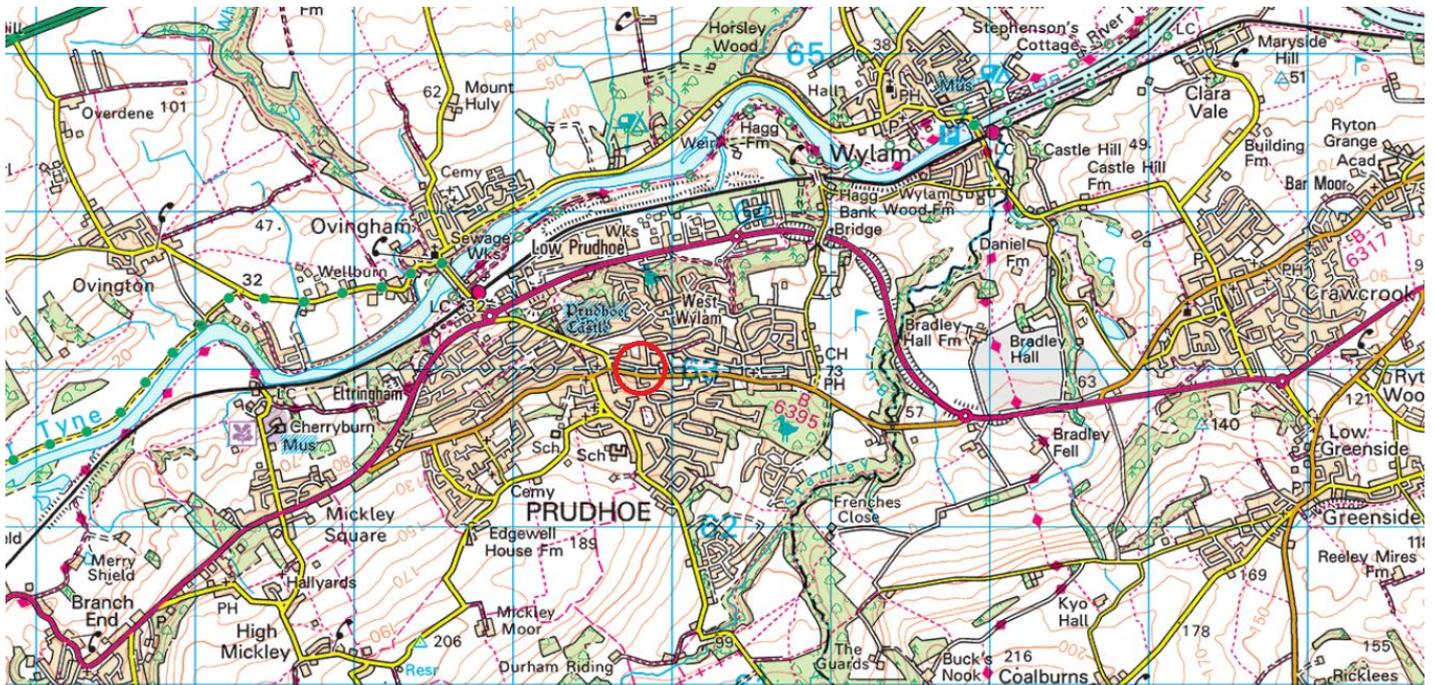
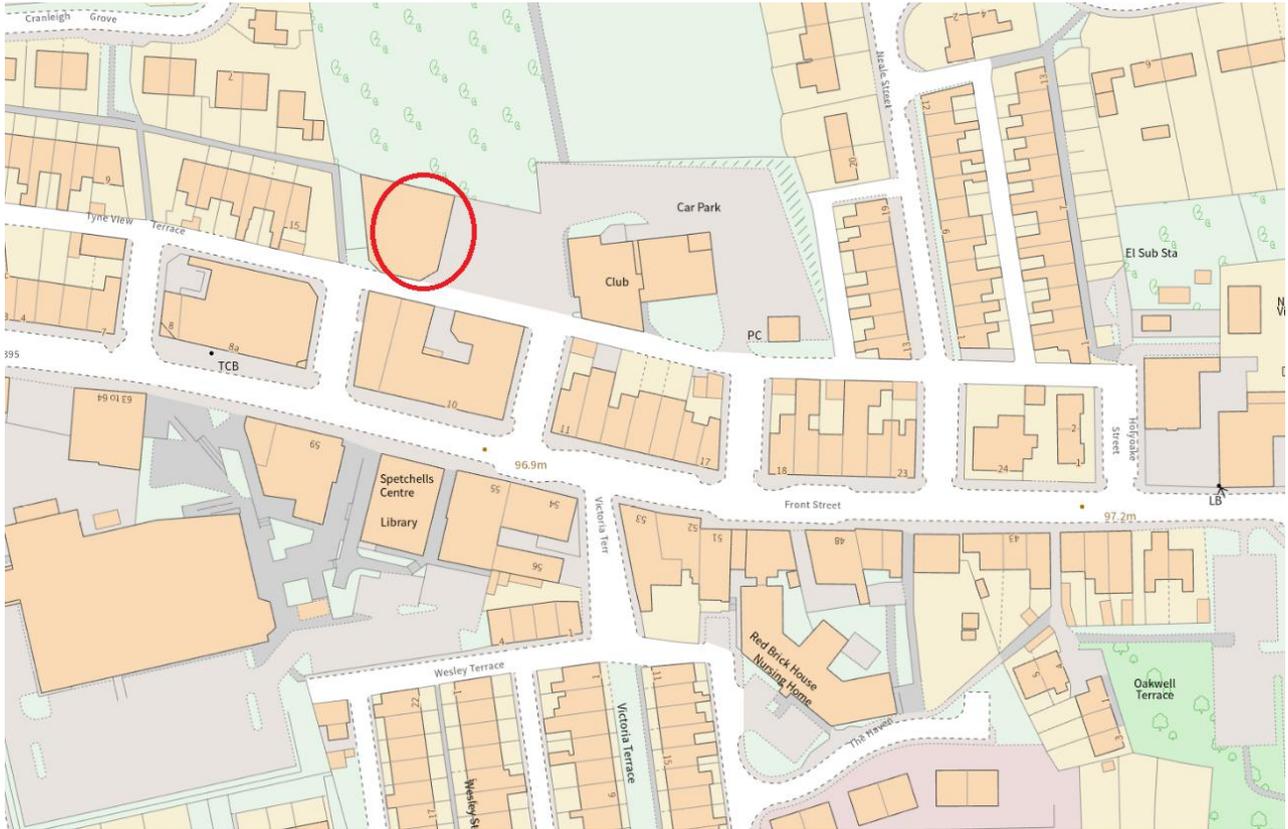
**Tel: 07841 871710**

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**March 2026**





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