

**375-377 BENTON ROAD, LONGBENTON, NEWCASTLE, NE7 7EE**

**TO LET : PRIME RETAIL UNIT**

**CHISHOLM**

*Bookmakers*

**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

**[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)**

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### LOCATION

Situated centrally in Longbenton in a prime position within a popular retail parade located at the busy crossroads/roundabout opposite Four Lane Ends Metro Station. Benton Road is within close proximity to Benton Park Road and Coach Lane and situated 3.5 miles north of the city centre with close transport links to the A105 and A19.

### DESCRIPTION

A mid-terraced three-storey brick faced property which offers ground floor retail space, storage, staff areas and WC, with the front entrance protected by roller shutters.

The premises have operated as Chisholm Bookmakers for a number of years and is suitable for a variety of uses subject to planning consent.

### ACCOMMODATION

The property provides the following approximate areas:

Ground Floor Sales Area	103.67 sq.m	1,116 sq ft
Staff/Store Area	13.02 sq.m	140 sq ft
Total Ground Floor Area	116.69sq.m	1,256 sq.ft

### RATEABLE VALUE

The property currently has a Rateable Value of £16,750.

### PROPOSED TERMS

The unit is available to let at an asking rent of £25,000 pa for a term of years to be agreed on a full repairing and insuring lease.

### VAT

All rents/prices quoted are exclusive of VAT.

### VIEWING

Strictly by appointment through this office.

Contact: Jack Robinson  
Email: [jack@thomas-stevenson.co.uk](mailto:jack@thomas-stevenson.co.uk)  
Tel: 01642 713303

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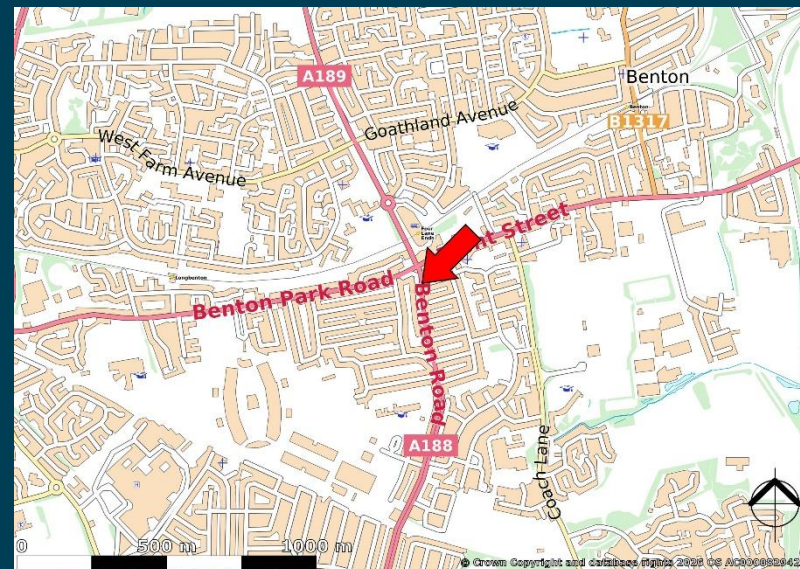
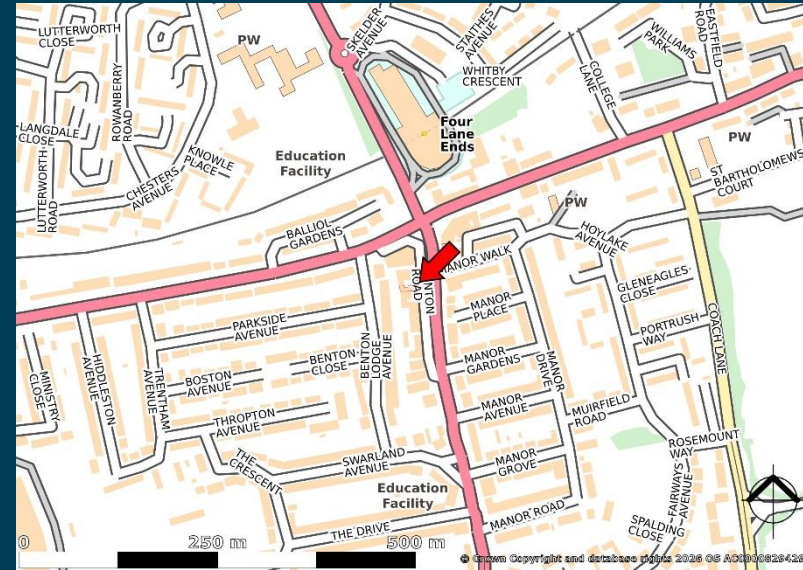
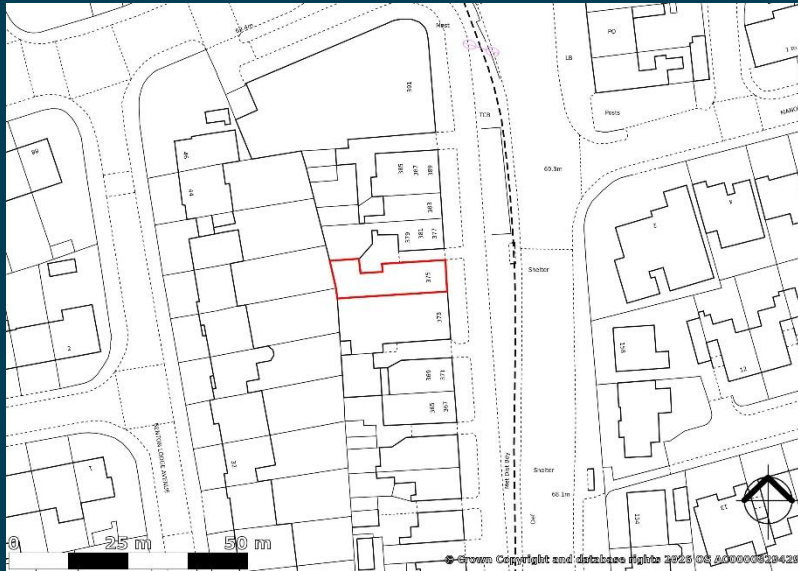
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**Property Management**

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EPC TO FOLLOW

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