



## 27 North Road

Boldon Colliery, NE35 9AR

£8,400 Per Annum



Ground Floor unit available to let on a new lease based on a 3 year term. The property has been used as a cafe and offers plenty of front space with counter area. A licence does not exist for hot food takeaway so any offer to let will be unconditional. Covering approximately 670 sq ft of space, the location is ideal as it is close to the pedestrian crossing, other local shops and Asda superstore is nearby. EPC D



**Front Cafe 29'9" x 12'5" (9.08 x 3.81)**  
The main front cafe area with counter and work surfaces. Banquette seat, tiled floor and air conditioning, access to the customer WC

**Customer WC**  
Wash basin and WC, tiled floor

**Rear kitchen area 22'0" x 7'6" (6.73 x 2.30)**  
A great prep room with filter hood, two main sinks and a third hand washing sink, tiled floor

**Utility**  
Water heater and tiled floor

**Staff WC**  
Separate WC, wash basin, electric water heater

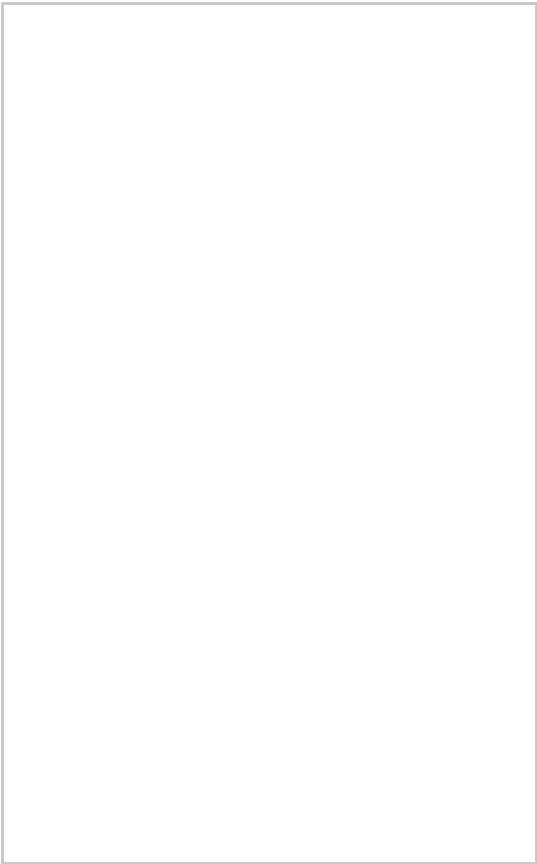
**External**  
Shared yard with the flat above

**NB**  
New lease based on a 3 year term FRI basis.  
RV Current rateable value (1 April 2023 to present) £4,350 with 49.9p payable in the £

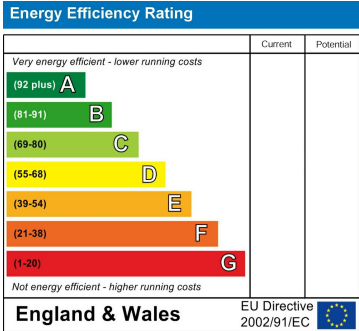
Area Map



Floor Plans



Energy Efficiency Graph



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