



## High Profile Retail Unit

Ground Floor Sales 5,855ft<sup>2</sup> (544m<sup>2</sup>)

- Former Argos unit
- Prime Retail Location
- First floor ancillary/storage space of 8,829 sqft (820m<sup>2</sup>)
- Rear loading
- Double fronted retail
- Great public transport links

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## TO LET

Unit 1, New Century House, West Street,  
Gateshead, NE8 1HR

### Location

Gateshead is situated approximately 500m to the South of Newcastle upon Tyne on the banks of the River Tyne. The property is situated within the town centre, occupying a prominent position on Jackson Street. The location benefits from excellent transport links lying adjacent to Gateshead Interchange which provides rail and bus links.

Trinity Square Shopping Centre lies directly to the rear of the property. This mixed-use scheme which provides approximately 650,000ft<sup>2</sup> of retail and leisure accommodation.

Nearby retailers:

- Pure Gym
- Tesco
- Specsavers

### Description

The retail premises comprise the following:

- Glazed frontage
- Double fronted shop window
- Mixture of wooden and concrete flooring
- Ample storage space
- First floor warehouse space

### Accommodation

The property comprises the following net internal areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	544.02	5,855
First Floor	820.22	8,829
<b>Total</b>	<b>1,364.24</b>	<b>14,684</b>

### Tenure

The property is available to let on a new full repairing and insuring terms for a term of years to be agreed.

### Rent

Upon application.

### Service Charge

A service charge is payable which covers the landlord's costs in maintaining the structural elements of the property and insurance.

### Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £102,000 (2017 list).

Rates payable will therefore be approximately £52,224 per annum.

### EPC

The property has an EPC rating of C 54.

### Legal Costs

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

## Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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