



Retail Unit

1,010 ft² (93.95 m²)

- Self-contained unit
- Prime retail location in Gateshead
- Excellent transport links
- Available to purchase
- New lease

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Location

The property is located on the High Street in Gateshead which is one of the town's main retail thoroughfares. The property is situated in close proximity to the Trinity Square development which consists of a number of shops, university halls of residence and a Vue Cinema. The development also contains a Tesco Superstore.

Description

The premises are a self-contained retail unit on ground and first floors which have been fitted out for a beautician with some cellular treatment rooms. The property has WC facilities on the first floor. The property also benefits from a secure shutter fronted window.

Accommodation

Net Internal Area	M	Ft
First Floor	40.51	435
Ground Floor	53.44	575
Total	93.95	1,010

Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed at an annual rental of £10,000 exclusive of VAT.

The freehold is also available to purchase of a quoting price of £125,000 plus VAT.

Business Rates

According to the VOA website, the property has a Rateable Value of £9,200 (2023 List).

EPC

The property has an EPC rating of D (94).

Legal Costs

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

Money Laundering

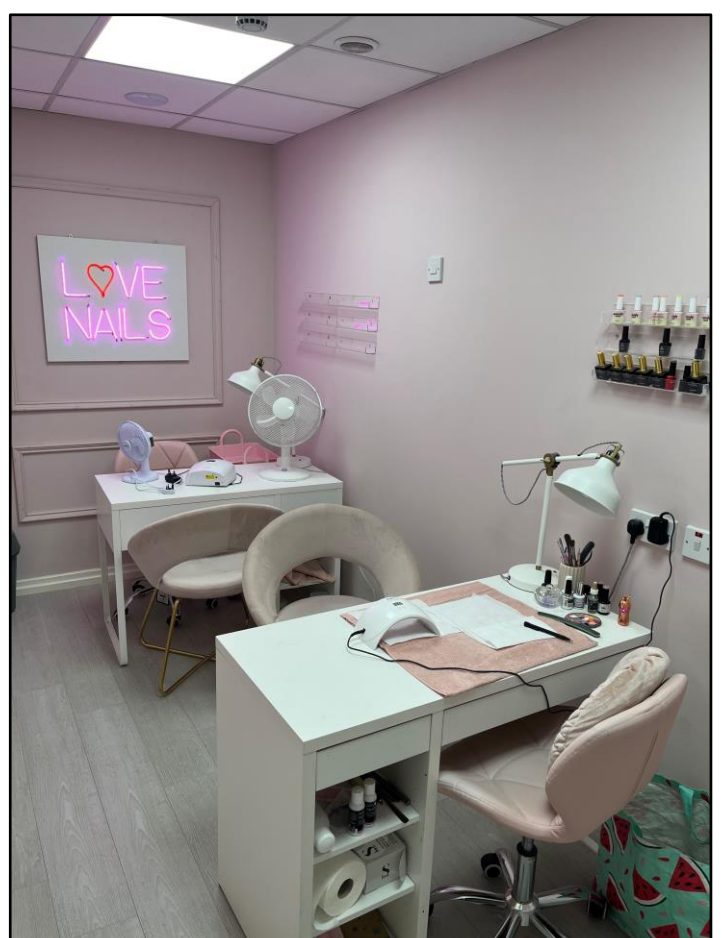
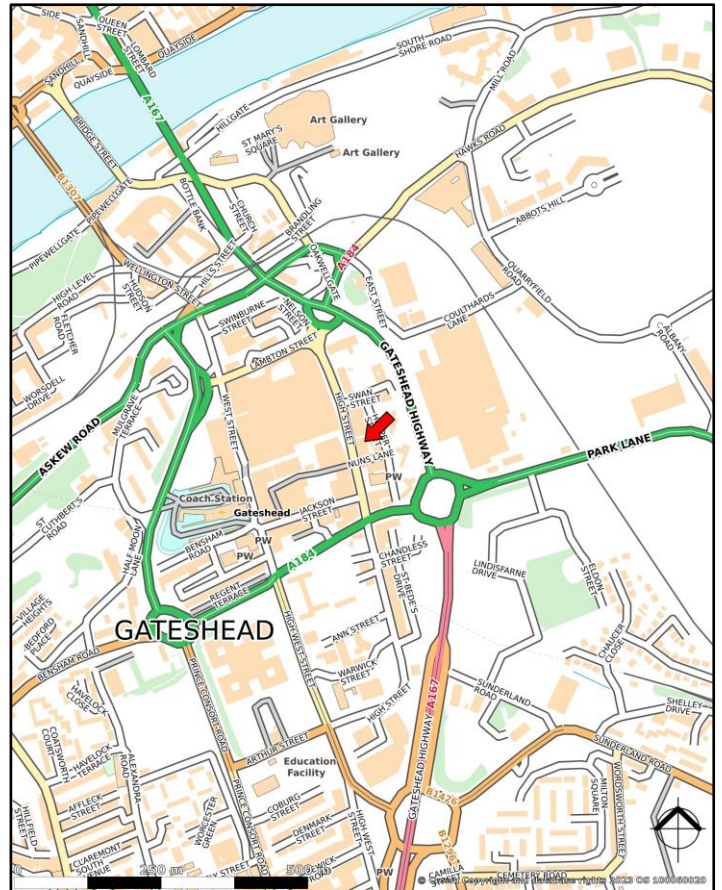
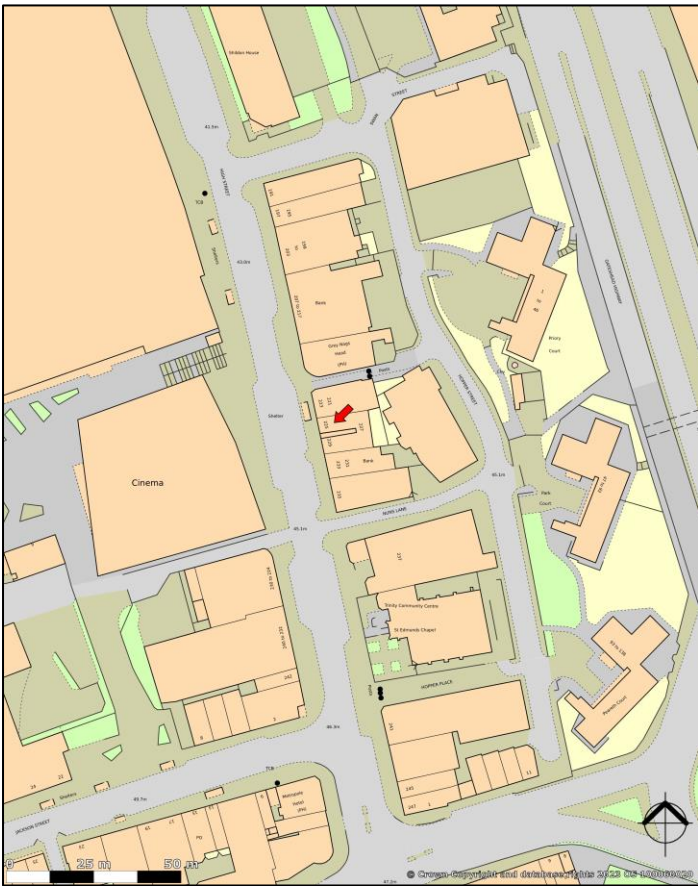
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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 Institution 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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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