



114 Faraday Grove, Bensham, Gateshead, Tyne & Wear, NE8 4UL

£550 Per Calendar Month



Key features

- CORNER SHOP
- IDEAL FOR VARIOUS BUSINESS OPPORTUNITIES
- RESIDENTIAL LOCATION
- GOOD TRANSPORT LINKS
- TOILET
- PANTRY
- AVAILABLE NOW

Description

Welcome to Faraday Grove, Bensham, Gateshead - a charming corner shop that is perfect for a starter business! This property is a fantastic opportunity for anyone looking to establish their own venture in a bustling area.

Situated in a prime location, this recently decorated shop offers a blank canvas for you to unleash your creativity and turn your business dreams into reality. With immediate availability, you can quickly set up shop and start attracting customers.

Conveniently located close to transport links, your customers will have no trouble finding their way to your new business. Whether you're looking to open a boutique, or office space, this property provides the ideal size to kickstart your entrepreneurial journey.

Don't miss out on this amazing opportunity to rent a property that is brimming with potential. Contact us today to arrange a viewing and take the first step towards making your business aspirations come true at Faraday Grove!

MAIN ROOM

14'11 - 22'7

SECOND ROOM

10'1 - 4'5

PANTRY

4'10 x 4'5

W.C

4'1 x 3'10

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE

One month's rent in advance = £500

One month's rent as a damage deposit = £500

To hold this property from other viewings while references are carried out, we require









one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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