



## 18 Durham Road, Gateshead Tyne & Wear NE8 4EJ

- Ground Floor Hot Food Takeaway
- Prominent Position
- Free Public Parking Outside
- Floor Area 52.4 sq. m. (564 sq. ft.)
- Suitable for a Variety of Uses
- Flexible Lease Terms Available

**Rent: £7,800 per annum**

# COMMERCIAL

## Location

This unit is situated on Durham Road on the main A167 route running through Low Fell and Gateshead. Gateshead is located 4 miles south of Newcastle upon Tyne, 17 miles north of Durham, the location has excellent road communications via the A1, A184 and A694. Nearby occupiers include local traders such as a Veterinary Surgery, Health & Fitness Centre, Barber, Funeral Directors, Domino's Pizza and other independent retailers.

## Description

This retail unit is ideal for starting or relocating your business. It holds an A5 License which allows it to be used as a hot food takeaway. The unit features a customer order/waiting area in the front of the shop, a large kitchen, a rear storage area and staff toilets as well as a good size basement below. It is also secure and benefits from external roller shutters. Some equipment has been left in the property and is available for use by the new tenant.

## Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground floor office	5.4 sq. m. (58.1 sq. ft.)
Ground floor kitchen	5.1 sq. m. (54.8 sq. ft.)
Ground floor retail zone A	29.2 sq. m. (314.3sq. ft.)
Ground floor staff toilets	3.7 sqm (39.8 sq. ft.)
Basement	9 sq. m. (96.87 sq. ft.)
<b>Total Area</b>	<b>52.4 sqm (564 sq. ft.)</b>

## Tenure

Leasehold - The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews.

## Rent

£7,800 per annum

## Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £2,250

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: H964 (Version 1)

Prepared: 06<sup>th</sup> March 2024

# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573