



566a Durham Road, Low Fell NE9 6HX

- First Floor Commercial Unit
- Excellent Passing Trade
- Small Business Rate Relief
- Floor Area 83.3 sq. m. (896 sq. ft.)
- Suitable for a Variety of Uses
- New Flexible Lease Terms

Rent: £8,000 per annum

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Location

The is prominently situated on Durham Road within a short parade which is set back into a pedestrianised area and still highly visible from the main road. Low Fell is a busy and highly populated suburb of Gateshead and is approximately 1.5 miles from Gateshead centre and 2 miles from Newcastle city centre. The Angel of the north and the entrance to the A1 is approximately 2 miles away. There is a high level of passing trade in this area and free parking on the surrounding streets as well as in a large car park.

Description

The unit is located on the first floor of a mid terrace two storey property with flat roof. The floor area is circa 83.3 sq. m. (896 sq. ft.) comprising reception, 4 offices, kitchen, stores and W.C facilities. The unit was formally occupied by a dentist but would suit a variety of uses subject to the correct use class.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£8,000 per annum

Deposit

£2,000

Costs

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

EPC Rating

B

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £4,150

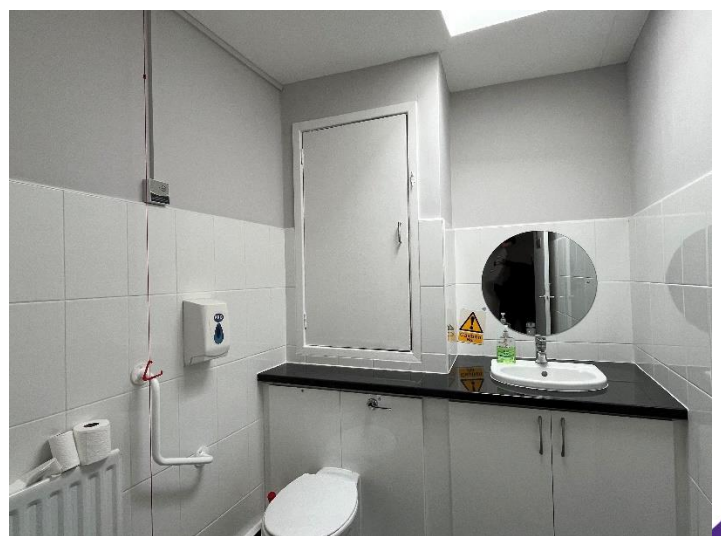
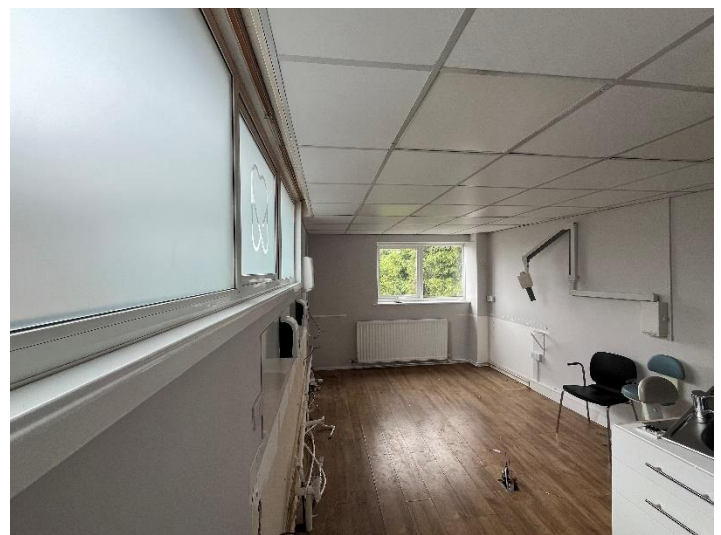
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3. Any areas, measurements and distances given are approximate only.

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Prepared: 24th May 2024

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