



143 Alexandra Road, Gateshead NE8 1RB

- Ground Floor Commercial Unit
- Presented to a High Standard
- Electric Roller Shutters
- Tenanted at £5,400 per annum
- Generating Rental Yield of 9%
- Floor Area 21.7 sq. m. (234 sq. ft.)
- Available Tenanted or Vacant Possession
- Double Glazed Return Frontage

Long Leasehold: Offers in Excess of £59,950

COMMERCIAL

Location

The unit is located on the corner of Affleck Street and Alexandra Road just off Coatsworth Road a busy secondary retail area within Bensham which is suburb of Gateshead. The surrounding area is densely populated and there is high level of passing traffic as well as a high footfall. Bensham is around ½ from Gateshead centre and around 1 mile from Newcastle upon Tyne both areas are easily accessed from the A1(M) is approximately 1 mile south west.

Description

The unit is located on the ground floor of an end terrace two storey property. It is presented to a high standard consisting open plan retail area/office and W/C facilities.

Tenant

Current tenant is a private individual, using the unit for beauty/massage therapy. Rental income is £5,400 per annum, on a 3 year lease, from May 2024 (break at 18 months).

The property can be available as an investment or with vacant possession, if required.

Area	Sq. m.	Sq. ft.
Retail/Office	20.19	217.32
W/C	1.58	17.0
Net Internal	21.77	234.33

Tenure

Long Leasehold – The property is on a 999 year lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £1,350

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.

EPC Rating

C

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: I184

Prepared 5th March 2025

COMMERCIAL

