



532 DURHAM ROAD, LOW FELL, GATESHEAD, TYNE & WEAR, NE9 6HU

- **Ground Floor shop**
- **Popular location**
- **Opposite Greggs and the Co-op**
- **Rent £17,000 per annum**

Shop To Let

LOCATION

The property forms part of the well-established strong local shopping area serving the Low Fell suburb of Gateshead. The retail area straddles the A167 Durham Road which serves as the principal arterial route towards Gateshead town centre.

The shopping area offers a range of national, multiple and local retailers centered around a Co-op supermarket. Other multiple retailers include Greggs, Boots, Savers and Costa. There are also a number of public houses and restaurants nearby.

The shopping area is served by two surface car parks on either side of Durham Road, behind the shops. There is also restricted on street car parking to the front of the property.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The premises comprise of a ground floor shop with ancillary basement accommodation within a four-storey modern infill development of brick construction with a pitched and slate roof. The upper floors are in office use.

The shop benefits from a modern aluminum shop front with external electronically operated roller shutter. The retail accommodation benefits from a suspended ceiling with integral LED lighting, tiled floor and slat paneling to the walls. There is also a customer changing room within the retail area. To the rear of the retail area is an office. The basement provides useful ancillary storage and staff toilet facilities.

The property would be suitable for a variety of retail uses. It also lies within a Conservation Area.

ACCOMMODATION

We have measured the property as providing the following net internal areas:

Retail area	67.88 sq m	(731 sq ft)
Rear office	19.08 sq m	(205 sq ft)
Basement storage	24.63 sq m	(265 sq ft)

TOTAL **111.59 sq m** **(1,201 sq ft)**

RATEABLE VALUE

The property is entered into the Rating List with a rateable value of £14,500.

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

TENURE

The property is available to let for a term of years to be agreed with provision for upward only rent review at the end of the third year of the term. The lease will be drawn on effectively a full repairing and insuring basis with a service charge operating.

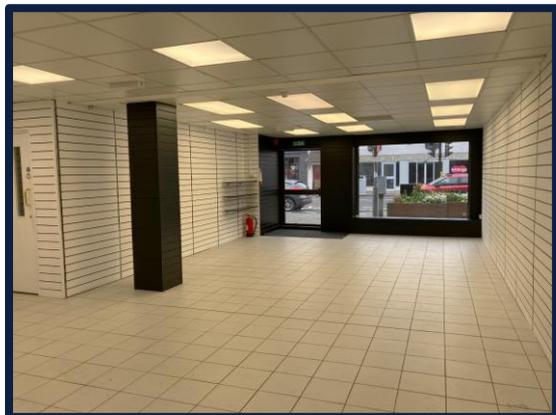
RENT

The property is available to let at a rent of £17,000 per annum, exclusive of business rates and payable quarterly in advance.

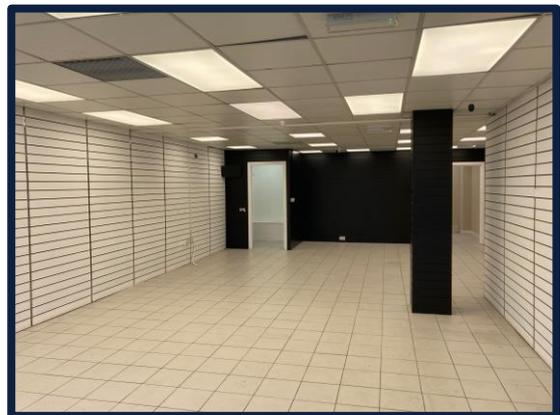
The property is registered for VAT and, therefore, VAT will be payable on the rent.

VIEWING

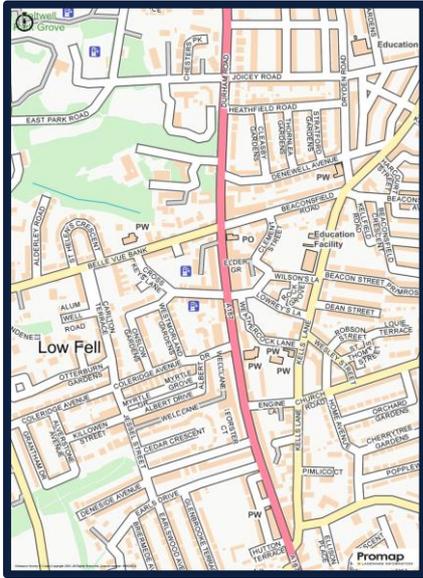
Strictly by appointment with the sole agency YoungsRPS.



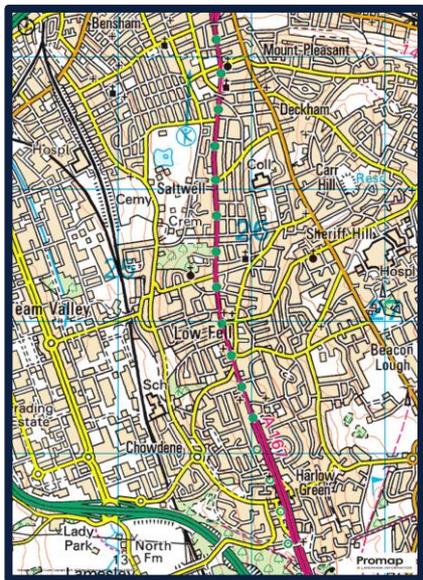
Retail area



Retail area



Street map



Town map

LOCAL AUTHORITY

Gateshead Council, Civic Center, Regent Street, Gateshead, NE8 1HH. Telephone (0191) 4333000.

All figures quoted are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-103.

A copy of this certificate and Recommendation Report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Particulars prepared: May 2023

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

YoungsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither YoungsRPS (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither YoungsRPS (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.