

Retail Unit, Gateshead

Lobley Hill Road, Gateshead, Tyne & Wear, NE8 4YJ

- £6,256 per annum (£120pw)
- 864sqft (80sqm) of available space.
- Unfurnished
- Located in a prime commercial area
- Ideal for a starting or relocating your business.
- Close to public transport links and Gateshead Interchange
- Retailers nearby include Machine Mart, Peugeot Car Sales, Highway Vets, Car Services and Construction Academy
- Free public car parking outside the property.
- This space was occupied by a hair salon but has since been vacated and all items removed, but is now available for rent.



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



Call or Whatsapp | www.throwerstone.co.uk

Location

Located in a prime commercial area, With 864sqft (80sqm) of space available, this unit is perfect for anyone looking to establish a new storefront. The unit has free car parking to the side, and situated near Team Valley Trading Estate, offering plenty of foot traffic.

Description

Previously used as a salon and builders show room, the space includes large windows for natural light and an open floor plan. The unit is made up of two main rooms, a kitchen/storage room, staff toilets and a rear service yard. This is an ideal unit for retailers starting out or looking to relocate their business. The property is clean and tidy and available for immediate occupation.

Accommodation

The accommodation comprises the following approximate net internal areas.

Sales Floor - 864sqft (80sqm)

Lease Terms

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 at a commencing rent of £6,256 per annum exclusive.

Business Rates

The current ratable value from (1st April 2023 to present):
Shop & Premises - £2,950.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact Gateshead Metropolitan Borough Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

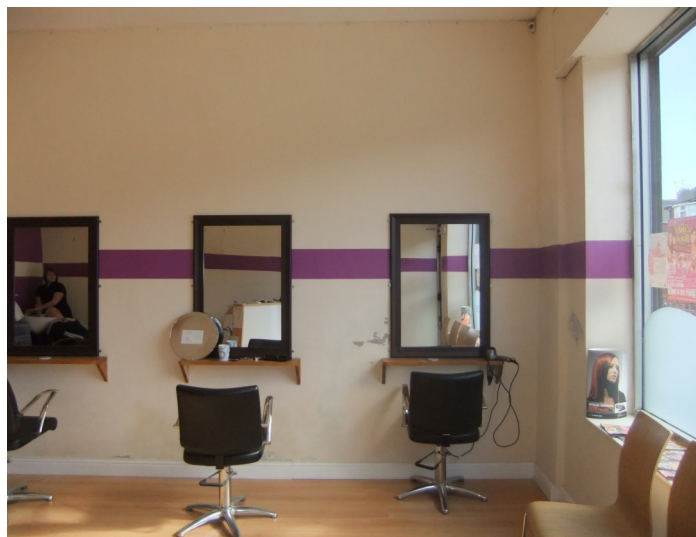
VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment only through sole agents, Thrower Stone Group.

Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor (s) or lessor (s) of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Thrower Stone Group have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Thrower Stone Group, for themselves or for the vendor (s) or lessor (s) and are not.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The vendor (s) or lessor (s) do not make, give or imply, nor do Thrower Stone Group or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT.

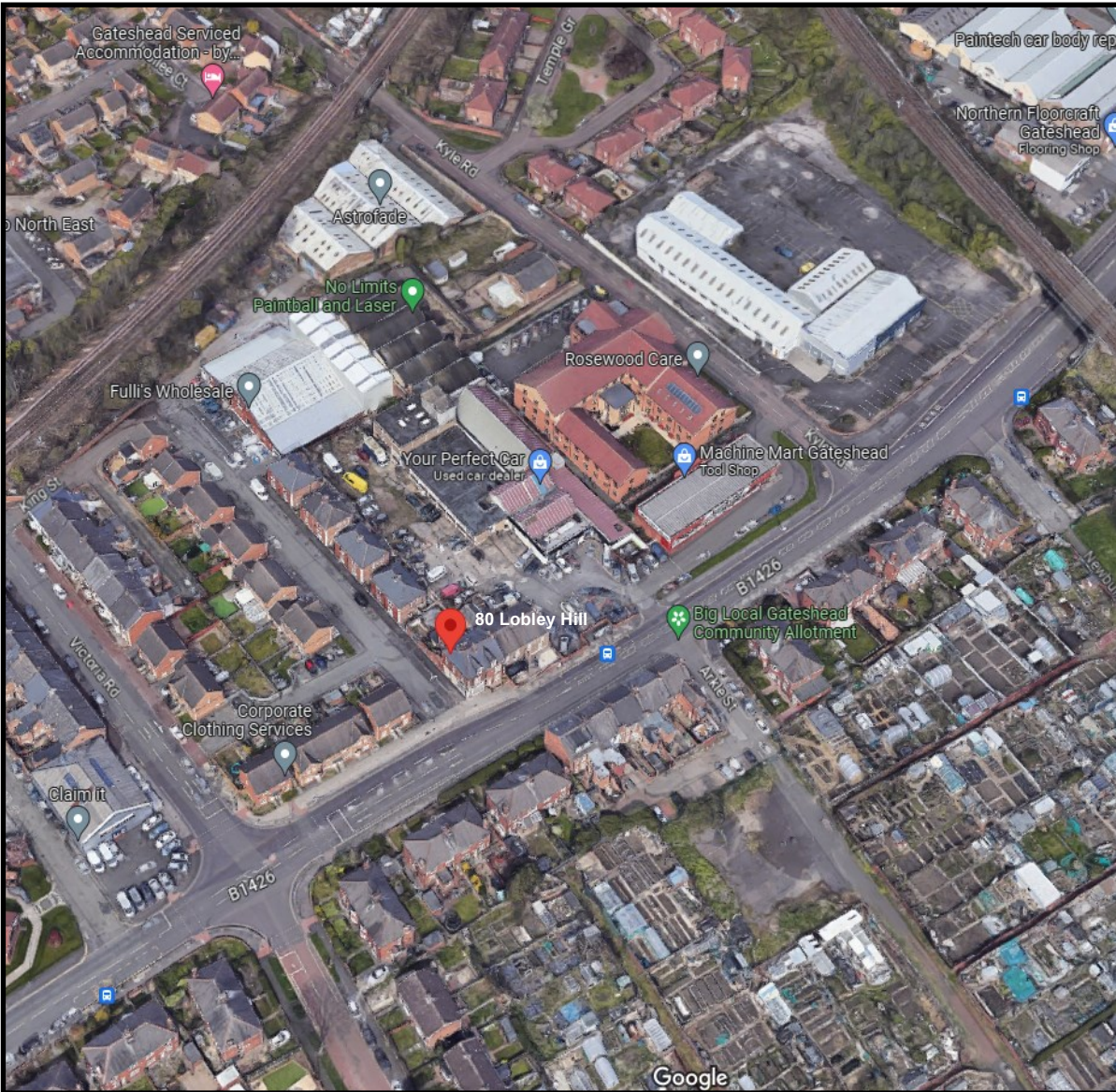
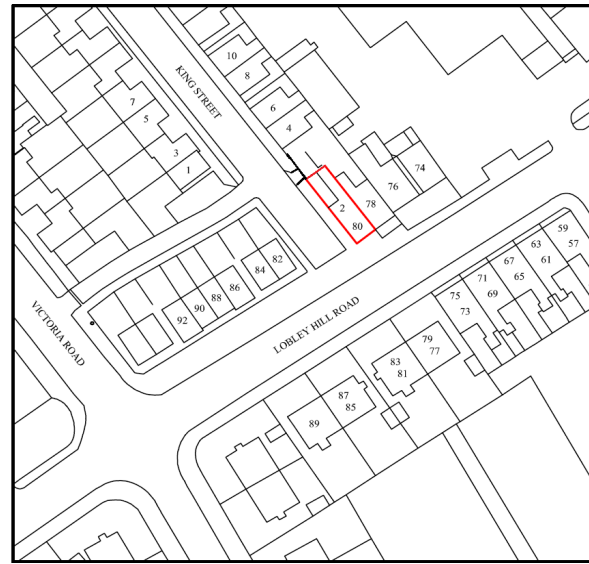
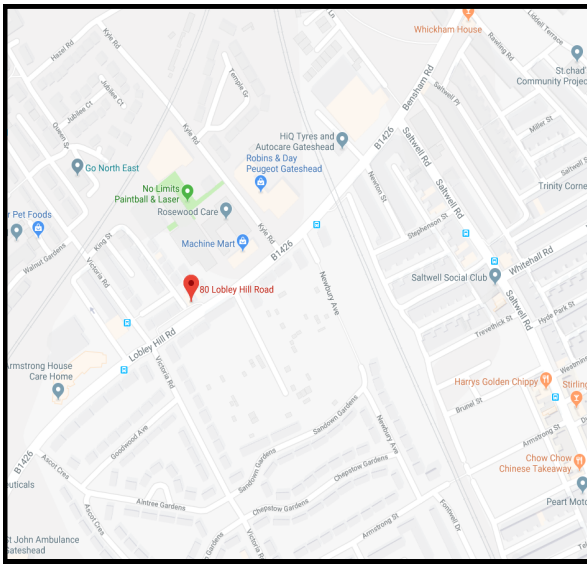


Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



Call or Whatsapp | www.throwerstone.co.uk



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



Call or Whatsapp | www.throwerstone.co.uk