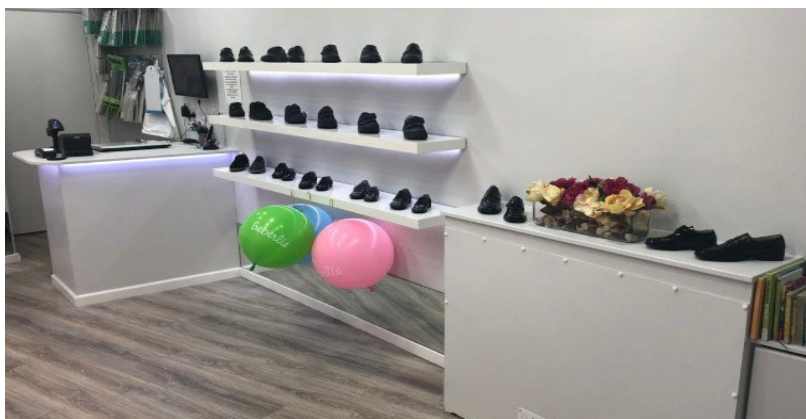
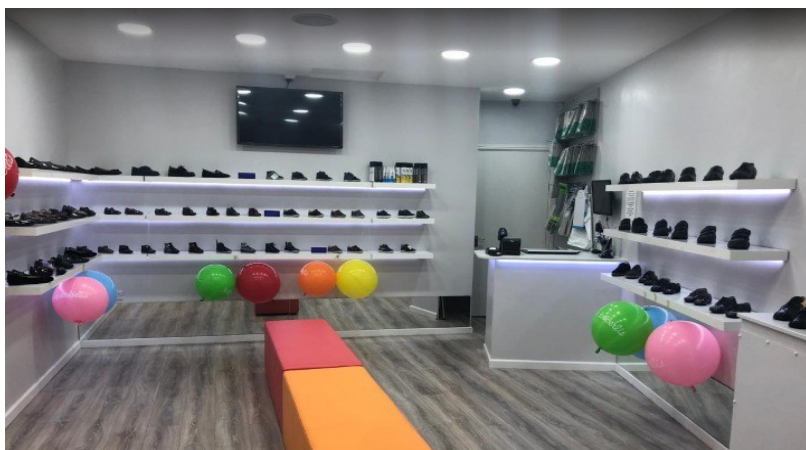


RETAIL UNIT | Weekly Rent (£150pw)
Former Shoe Store | Popular Location



RETAIL UNIT IN GATESHEAD

104a Bewick Road, Gateshead, Tyne & Wear, NE8 1UA

- £7,800 per annum (£650pcm)
- Total area 454sqft (42sqm)
- Ideal for starting or relocating business
- Close to public transport links and Gateshead Interchange
- Popular location for high visibility
- Free on street parking or parking located just over the road
- Businesses nearby are Tesco Express, Nisa, Barber Training, Lloyds Pharmacy and many more.



Thrower Stone Group

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Location

This unit is located in the heart of Bensham, Gateshead, on the corner of the busy and ever popular Coatsworth Road. This area has excellent links to Trinity Square/Newcastle and good transport links across the North East. Local Retailers on this road include Tesco Extra, Nisa Local, Subway, Hairdressers, and Lloyds Pharmacy, the area has high traffic means high opportunity!

Description

"Looking for the perfect location for your business? This retail unit is ideal for any start up or relocating business. It has previously been used as an office but will come unfurnished. It is a clean, modern property with wooden flooring and bright lighting. The unit consists of an open plan area with customer/staff toilet. Located on a busy main street, your business can take advantage of a steady stream of foot traffic. The unit is secure and benefits from external roller shutters. It is clean, tidy and available for immediate occupation.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground Retail Zone :	36.3sqm (391sqft)
Ground Internal Storage/Kitchen/Toilets:	5.9sqm (63.6sqft)
Total Area:	42.2sqm (454sqft)

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 **£7,800** per annum exclusive.

Business Rates

The current rateable value (1 April 2023 to present) is £3,050

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

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

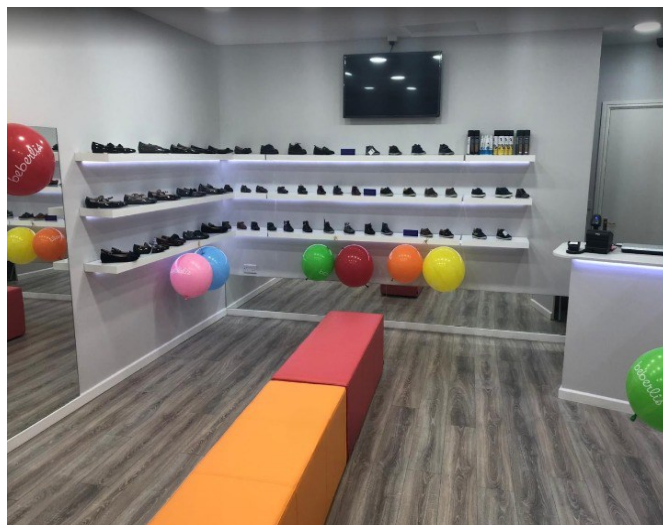
The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.



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: -

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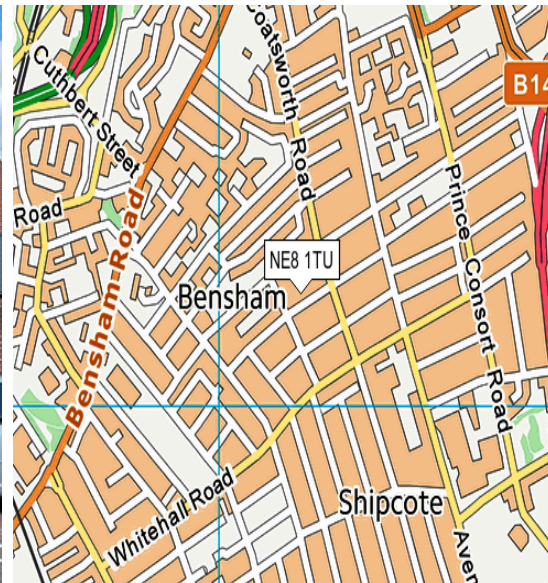


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