



51 High Street, Gateshead, Tyne & Wear NE10 9LU

A ground floor self contained retail unit with vacant possession located opposite Felling Library/the Felling High Street Hub. The property benefits from security roller shutters.

Formerly a tanning studio which has moved next door.

The property is suitable for a variety of uses subject to local authority consents.

Total Sales area approx. 68.92 sq metres. Rateable Value £5,800

Available on a flexible lease terms to be negotiated.

Viewing by appointment with agent, please call 0191 2522920

- GROUND FLOOR RETAIL PROPERTY
- SECURITY ROLLER SHUTTERS
- VACANT POSSESSION
- FLEXIBLE LEASE TERMS
- SUITABLE FOR A VARIETY OF USES

£5,800

51 High Street, Felling, Gateshead, Tyne & Wear, NE10 9LU

Sales Area

18'11" x 29'5" (5.79 x 8.99)

Store 1

6'11" x 12'9" (2.12 x 3.89)

Store 2

11'8" x 9'3" (3.56 x 2.83)

WC

FIXTURES AND FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

VIEWING ARRANGEMENTS

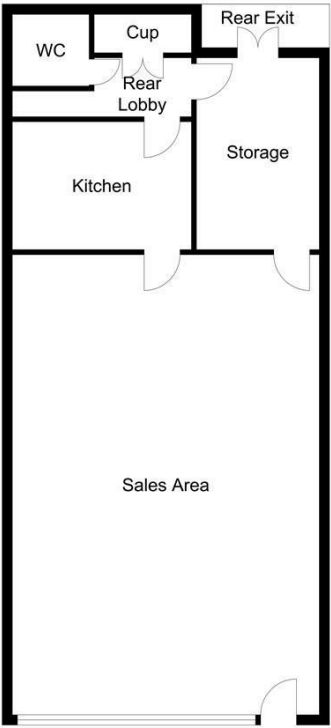
By appointment only. Please call 0191 2522920.

1 PARK VIEW

WHITLEY BAY

TYNE AND WEAR

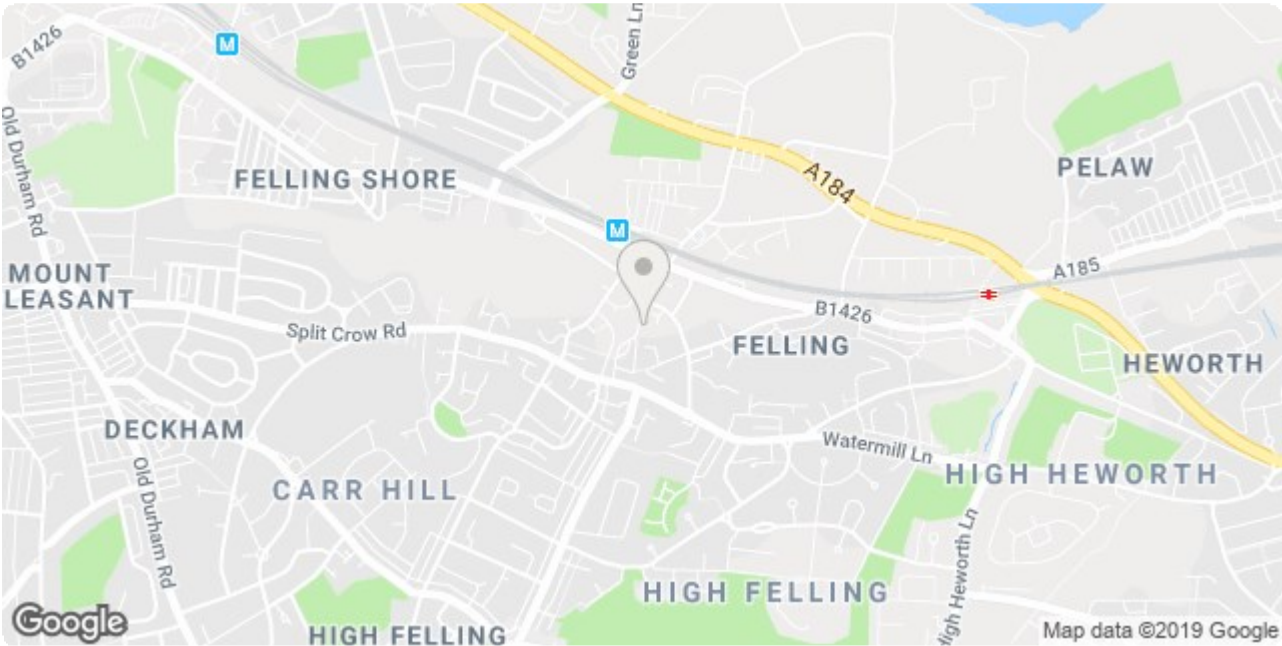
NE26 2TP



51 High Street, Felling

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC