



Retail Unit

713 ft² (66.27 m²)

- Prominent shop
- Popular retail destination
- 'White boxed' ready to fit out
- New lease available
- First floor store/kitchen/WC

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TO LET

491 Durham Road, Low Fell, Gateshead,
NE9 5EX

Location

The property is located on the east side of the busy and popular Durham Road in the affluent suburb of Low Fell, Gateshead. Nearby retail operators include Greggs, Co-Op, Boots together with many successful local traders and leisure units. There is the Lowrey's Lane car park nearby.

Description

Self-contained two-storey retail unit which has been 'white boxed' ready for a tenant's fit out, with comfort cooling, perimeter trunking, screed floor and spot lighting. The first floor includes kitchen and WC facilities.

Accommodation

The property has the following approximate floor areas:

	M ²	Ft ²
First Floor		
Store/WC	32.14	346
Ground Floor		
Sales	34.13	367
Total	66.27	713

Lease Term

A new lease is available for a term by arrangement.

Quoting Rent

£18,000 per annum exclusive of VAT, rates and building insurance.

Business Rates

The property will need to be assessed for rating purposes.

EPC

The current EPC rating is D 81.

Legal Costs

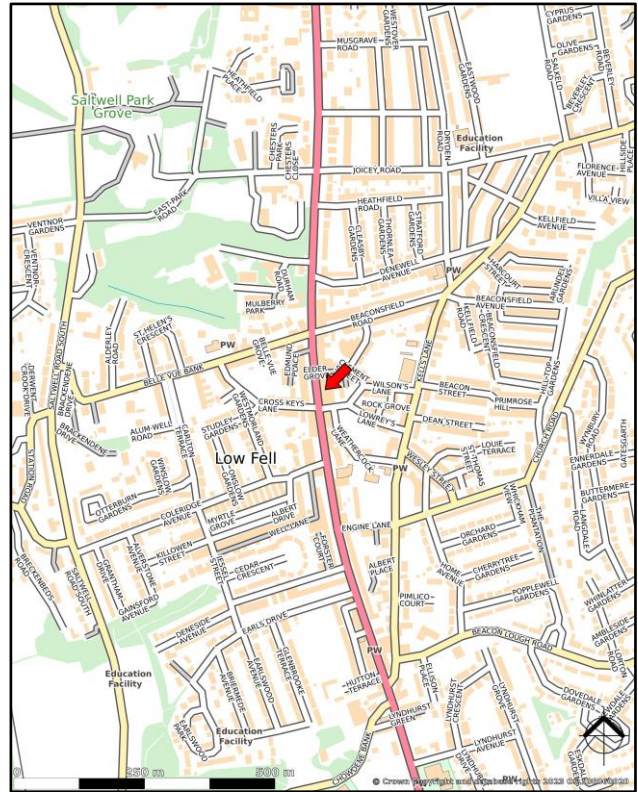
Each party to be responsible for their own legal costs incurred in this transaction.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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