

TO LET

New Century House, West Street,
Gateshead, Tyne And Wear, NE8 1HR



High Profile Retail Unit

5,855 - 14,684 Sq Ft (543.93 - 1,364.14 Sq M)

- Former Argos Unit
- Ample Storage
- Rear Loading
- Double glass fronted retail
- Great Public Transport links

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Location

Gateshead is situated approximately 500m to the South of Newcastle upon Tyne on the banks of the River Tyne. The property is situated within the town centre, occupying a prominent position on Jackson Street. The location benefits from excellent transport links lying adjacent to Gateshead Interchange which provides rail and bus links.

Trinity Square Shopping Centre lies directly to the rear of the property. This mixed-use scheme which provides approximately 650,000ft of retail and leisure accommodation. Nearby retailers include:

- Pure Gym
- Tesco
- Specsavers

Description

The retail premises has a large open plan show floor and also comprises of ample upstairs storage.

The property also benefits from the following:

- Glazed frontage
- Double fronted shop window
- Mixture of wooden and concrete flooring
- Ample storage space
- First floor warehouse space

Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
First Floor Storage	5,855	544.02
Ground Floor Sales	8,829	820.22
Total	14,684	1,364.14

Rent

£65,000 Per Annum

Service Charge

A service charge is payable which covers the landlord's costs in maintaining the structural elements of the property and insurance.

EPC

The property has an EPC rating of C 54.

Rateable Value

According to the Valuation Office Agency website the property has a Rateable Value of £102,000 (2017 list).

Rates payable will therefore be approximately £52,224 per annum.

Legal Costs

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

VAT

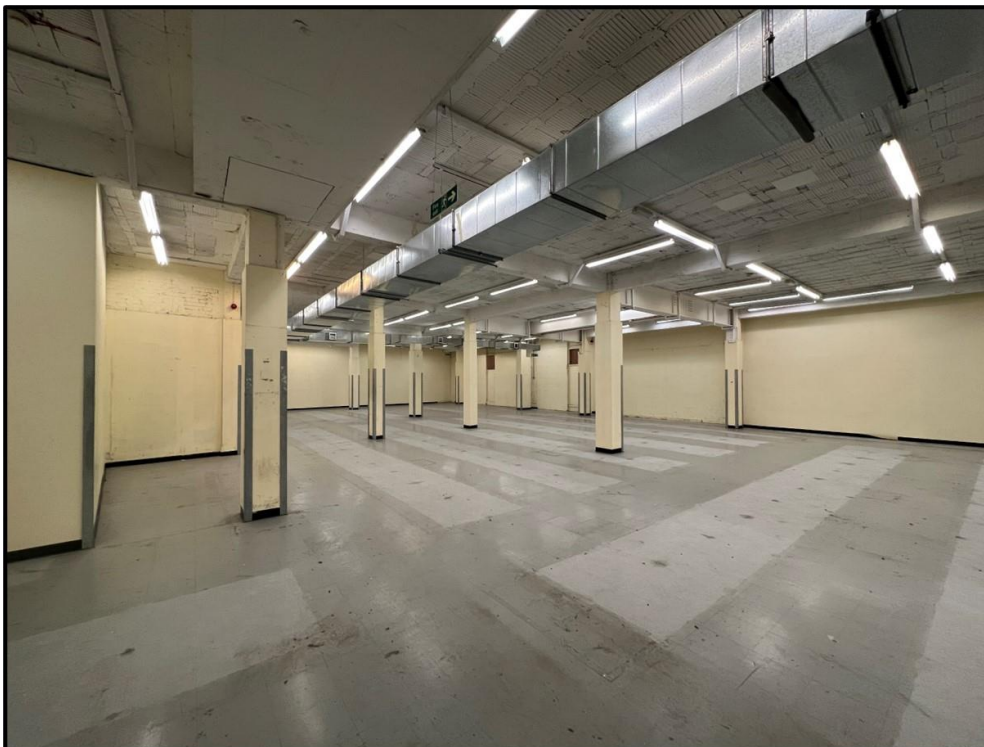
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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.

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