

## TO LET

Unit 7 Jackson House, Gateshead, Tyne And  
Wear, NE8 1ED



### Town Centre Retail Unit

3,990 Sq Ft (370.68 Sq M)

- Prime Retail Location
- Great Public Transport Links
- Glazed Fronted Retail unit
- Large Rear Storage space
- New Lease available

For further information please contact:

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: 07834328678

Ellie Combe  
E: [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk)  
DD: 07544655575

Second Floor  
One Strawberry Lane  
Newcastle upon Tyne  
NE1 4BX  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

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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.

### Description

The retail premises features a double-glazed shop-fronted window, allowing for plenty of natural light. Inside, the store has a large open plan area equipped with tiled flooring throughout. There is a large storage unit provided at the rear. There are WC and kitchen facilities on the 1<sup>st</sup> floor.

### Accommodation

The property has the following floor area:

	Sq Ft	Sq M
<b>Total</b>	<b>3,990</b>	<b>370.68</b>

### Rent

£30,000 Per Annum

### Service Charge

There is a service charge payable and is available upon request.

### EPC

Available upon request

### Rateable Value

Available upon Request

### 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 Naylors 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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