

TO LET

5 High West Street, Gateshead, Tyne and
Wear, NE8 1EH



Retail Unit

906 Sq Ft (84.17 Sq M)

- Self-contained unit
- Prime retail location in Gateshead
- Excellent transport links
- New Lease available
- Rear property access

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Location

The property is located on the High West Street in Gateshead which is one of the town's main retail thoroughfares. The property is situated in close proximity to the Gateshead interchange and the Trinity Square development which consists of a number of shops, university halls of residence and a Vue Cinema. The development also contains a Tesco Superstore.

Description

The property is situated on High West Street, directly opposite the Gateshead Interchange, offering excellent transport links.

The property consists of a ground floor unit with a small mezzanine for storage at the rear of the unit. It benefits from WC and kitchen facilities. There is also a door at the back of the unit providing rear access to small loading area/car park.

The property has the following specification:

- Suspended ceiling with strip lighting
- Electric Heaters
- Lino flooring
- Glass fronted

Accommodation

The property has been measured and comprises the following area:

	Sq Ft	Sq M
Total	906	84.17

Rent

£15,000 per annum

Building Insurance

Available upon application

EPC

The Property has an EPC rating of B(42).

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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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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