

TO LET

161-163 High Street, Gosforth, Newcastle
Upon Tyne, Tyne and Wear, NE3 1HE



Prime Retail Unit

846 Sq Ft (78.59 Sq M)

- Ideally located on Gosforth High Street
- Self-contained retail premises
- Recently redecorated
- Established retail location
- New lease available

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Location

The property is prominently situated in the heart of Gosforth, fronting the High Street and directly opposite Gosforth Shopping Centre.

Gosforth is an affluent area of Newcastle upon Tyne and is situated approximately 2 miles from the City Centre. The Regent Centre Metro Station and bus interchange are closely located by and provide excellent transport links.

Description

This attractive ground floor retail benefits from a full-height glazed shopfront, allowing for abundant natural light and strong street presence. The spacious, open-plan layout offers flexibility for a wide range users.

An internal staircase provides access to the first floor, which features a versatile open-plan space, ideal for additional retail use, office accommodation, or storage. This floor also includes a kitchenette and WC facilities.

Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
Ground Floor	437	40.6
First Floor	409	38
Total	846	78.59

Terms

The property is available by way of a new FRI lease.

Rent

£19,500 Per Annum

Building Insurance

There is a building insurance premium payable. More information provided on application.

EPC

The property has an EPC rating D 86.

Rateable Value

According to the VOA the property has a rateable value of £21,750.

Please refer to the Local Authority for information on business rates.

Legal Costs

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

VAT

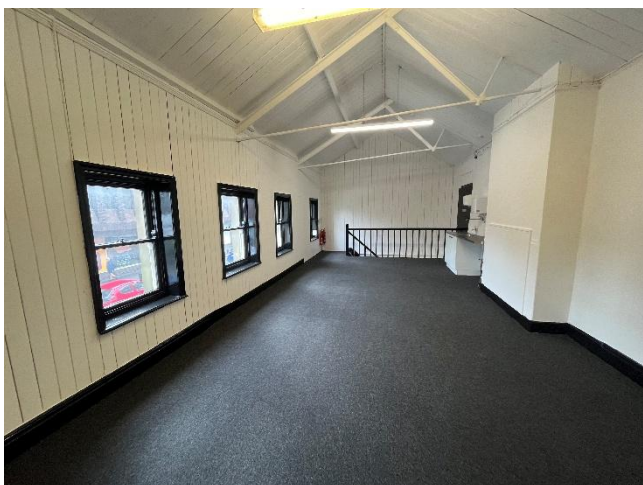
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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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