

TO LET

High Street Retail

572 Durham Road
Low Fell
Gateshead
NE9 6HX



- Ground floor retail space
- Popular High Street location
- Ground Floor: 86.08 Sq M (926 Sq Ft)
- Asking rent £14,000 per annum

LOCATION

The property is located on Durham Road (A167), the main urban thoroughfare from the Tyne Bridge to the A1. Low Fell is a popular location with a number of local and independent operators. Nearby occupiers include Boots, Subway and Hathaways Solicitors

DESCRIPTION

The property consists of a self-contained, ground floor retail unit set back from Durham Road by a large paved area. The unit has the benefit of a large glazed frontage, carpeted floors, gas-fired heating system, a staff break out room as well as WC facilities. To the lower ground floor there is access to the rear lane and storage space. On-street parking is available to the front of the property.

ACCOMODATION

Ground Floor Retail -	86.08 sq m	(926 sq ft)
Lower Ground Storage -	36.6 sq m	(393 sq ft)

TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £14,000 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows:

Shop & Premises: £13,500

The Small Business rate for the year 2020/2021 is 49.9 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

The unit has an energy performance certificate rating of E106.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.

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SUBJECT TO CONTRACT



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