

Former Sewing Shop | POPULAR LOCATION
LARGE RETAIL UNIT OR OFFICE | Busy High Street



LARGE RETAIL UNIT ON FELLING, HIGH

88a Unit 1, High Street Felling, Gateshead, NE10 9LU

- + £4,160 per annum (£80pw)
- + Total area 519sqft (48sqm)
- + Shop Located Towards the Top of Felling Square
- + Close to public transport links and Gateshead Interchange
- + Retailers nearby include Asda Shopping Centre, Greggs, Hardware, Barber and a range of restaurants and cafes.
- + Free public car parking seconds away



Thrower Stone Group

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Location

The unit is situated in a prominent position in Felling Town Centre. Across from Asda Shopping Centre in Felling Square, Greggs and Heron Foods. Felling is located on the southern side of the River Tyne, 1.5 miles to the east of Gateshead and 3 miles to the south east of Newcastle upon Tyne. The town has excellent road links, adjacent to the A184 which offers access to Sunderland, Gateshead and Newcastle city centre together with the A1M, A19 and in turn A1 trunk road. The region benefits from good rail communications being situated on the main London to Edinburgh intercity east coast lines.

Description

This centrally located large shop is ideal for starting or relocating your business. It has formerly been used as a sewing shop, however it can be used as many kinds of businesses or an office if you choose. There is a shop front area with additional facilities to the rear including a kitchen/store rooms and WC. The unit is secure and benefits from external roller shutters, it is clean and tidy and is available for immediate occupation.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground Retail Zone A: 18.2
Ground Internal Storage: 26.3
Ground Staff Toilets: 3.7
Total area: 519sqft (48.2sqm)

Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £4,160 per annum exclusive.

Business Rates

The current rating assessment is as follows: Shop & Premises £2,325.00.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact Gateshead Metropolitan Borough Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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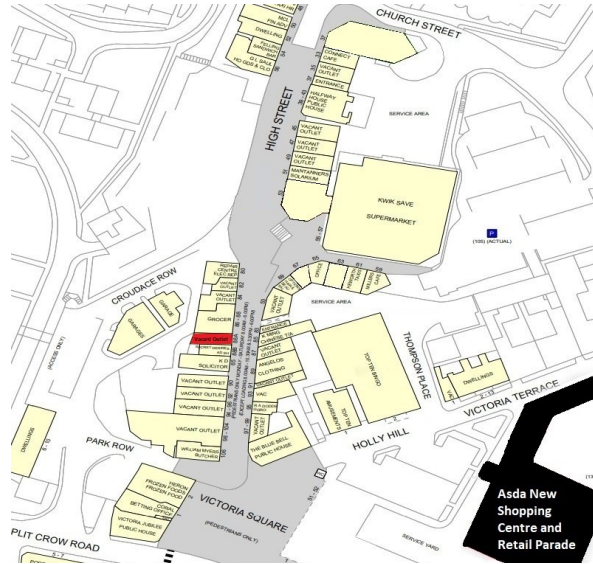
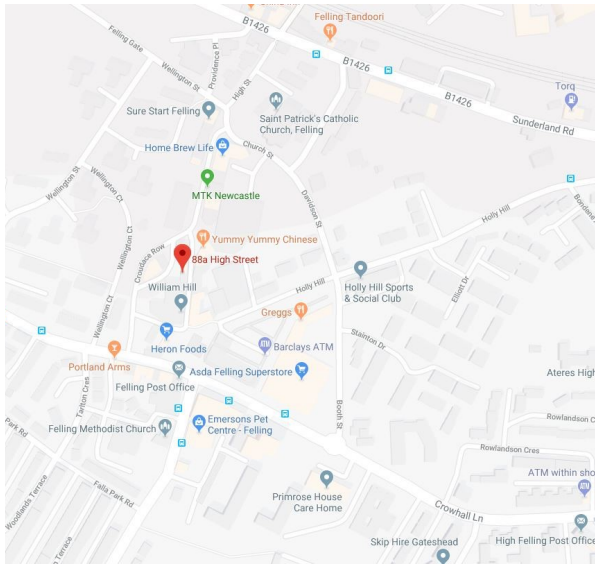


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