

Ideal for Hairdressers | POPULAR LOCATION
RETAIL UNIT FOR ANY USE | Busy High Street



RETAIL UNIT IN GATESHEAD

207b Coatsworth Road, Gateshead, Tyne & Wear, NE8 1SR

- + £4,940 per annum (£95pw)
- + Total area 280sqft (26sqm)
- + Prominent position with high footfall
- + Ideal for use as a hairdressers
- + Retailers nearby include Tesco, Subway, Lloyds Pharmacy & The Post Office.
- + Free public car parking seconds away



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk

Location

The property occupies a great position, on Coatsworth Road in Bensham. Coatsworth Road predominantly comprises of ground floor commercial units with upper floor residential accommodation. Vacancy rates are low, with this being a highly popular location due to its close proximity to Trinity Square/Newcastle and good transport links across the North East. Historically, Coatsworth Road has been the high street of Bensham for over 100 years, with local stores trading from this location to this day. Retailers on this road include Tesco Extra, Subway, Ladbroke's, Lloyds Pharmacy and many various local retailers.

Description

This retail unit has formerly been used as a hairdressers unit. There is a shop front area with additional facilities to the rear including a 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: 26sqm (280sqft)
Total Area: 26sqm (280sqft)

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 £4,940.00 per annum exclusive.

Business Rates

The current rating assessment is as follows: Shop & Premises £3,100.

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.

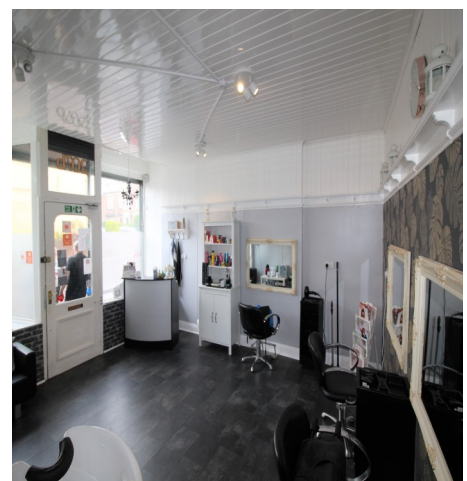
VAT

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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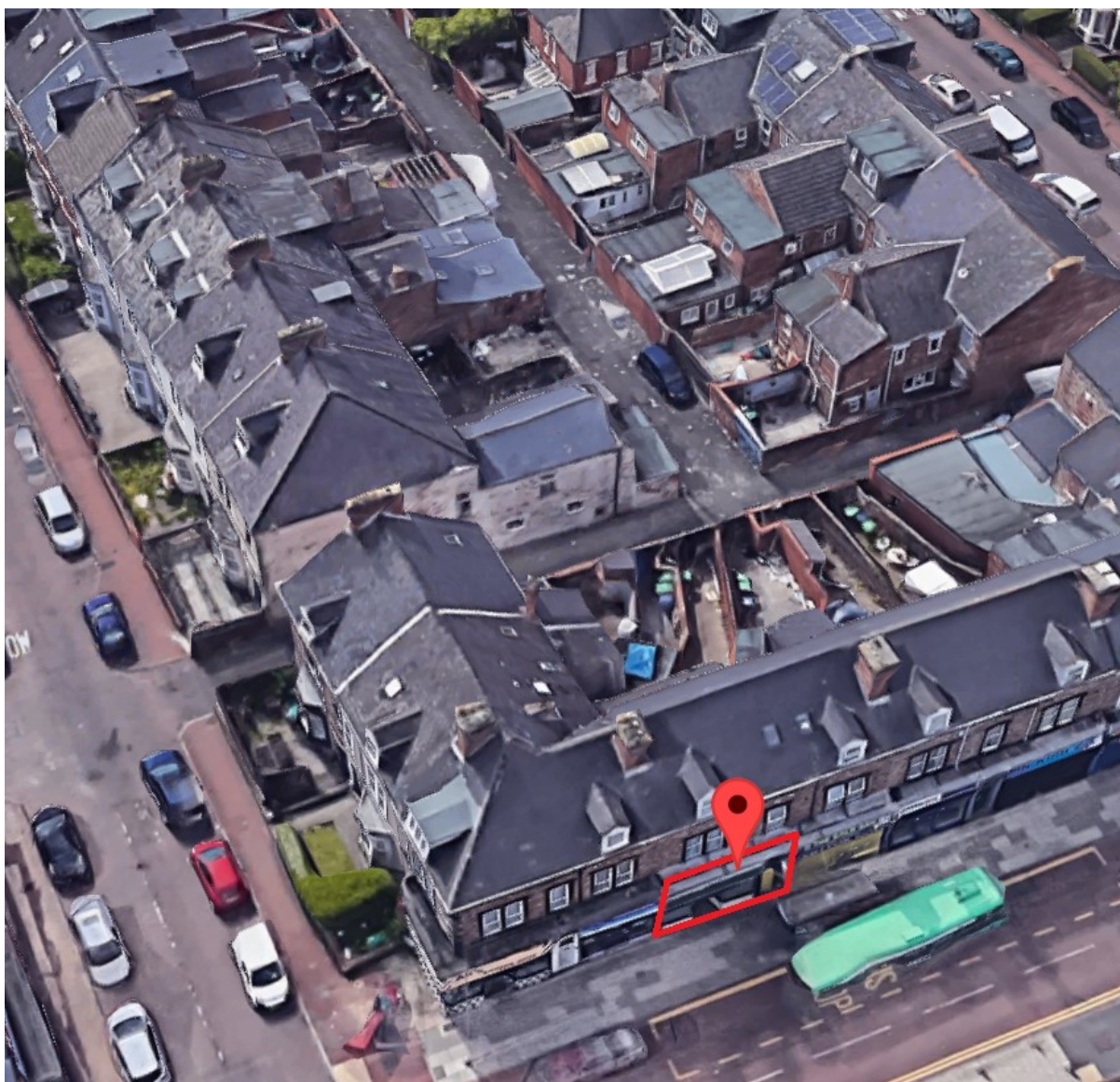
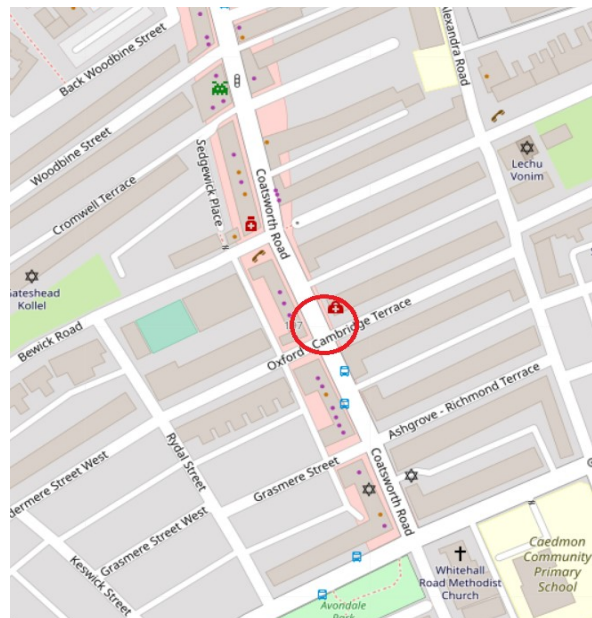
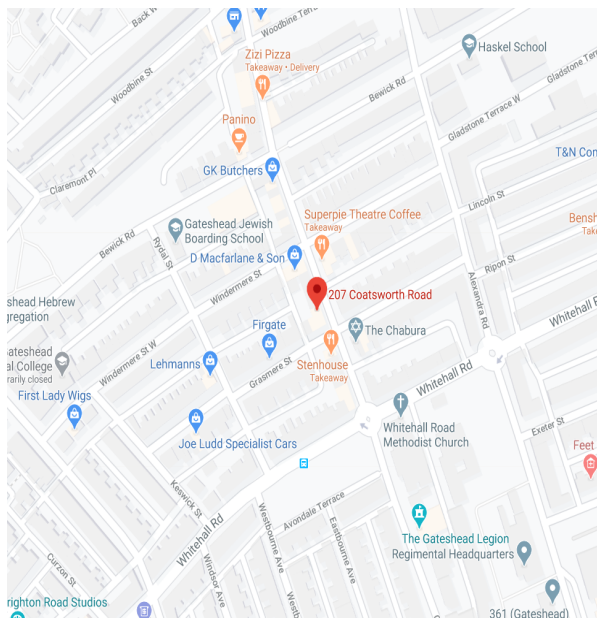


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