



## **GARAGE IN CENTRAL GATESHEAD**

**Garage Unit 3, Rear Villa Place, Gateshead, NE8 1RY**

- + **£39 Per Week**
- + **Total Area 479sqft (44.5sqm)**
- + **Self-contained Dry Storage Unit with Water & Electric Supply**
- + **Can be used to store your car as a small workshop or warehouse**
- + **Height: 2.4 Meters**
- + **Secure Unit with Electric Shutters**
- + **Located in Central Gateshead**
- + **Close to good transport links and easy parking**



**Thrower Stone Group**

**0191 477 5777 | [lettings@throwerstone.co.uk](mailto:lettings@throwerstone.co.uk)**



**07920 522 713 | [www.throwerstone.co.uk](http://www.throwerstone.co.uk)**

### Location

This garage is located on Villa Place close to the busy Coatsworth Road in Gateshead which has been the high street of Bensham for over 100 years, with local stores trading from this location to this day. Retailers in the immediate vicinity include Nisa Local, Tesco, Lloyds Pharmacy and a range of bakeries, cafes and restaurants

### Description

This dry garage is ideal to store your car safely, or as an extended storage room to your shop. It boasts water, electric supply and electric shutters. It is a secure unit and could also be used as a builders lock up unit, small workshop or warehouse.

### Accommodation

The accommodation comprises the following approx Net Internal Areas:  
Ground Floor: 479sqft (44.5sqm)

### 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 £2,028.00 per annum exclusive.

### Business Rates

The current rating assessment is as follows: Premises £0.00

### 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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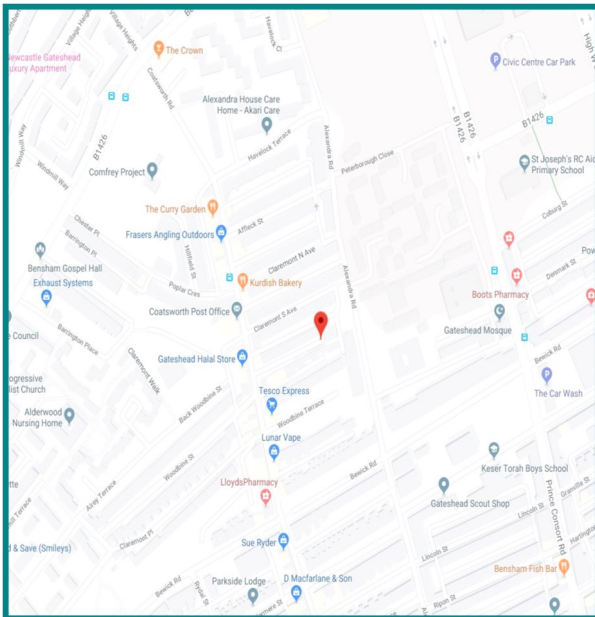
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