

Optional: Full Unit / Part of Unit | POPULAR LOCATION
OFFICE OR FIRST FLOOR RETAIL UNITS | Busy High Street



OFFICES IN CENTRAL GATESHEAD

19 Jackson Street, Gateshead, Tyne & Wear, NE8 1TB

- + £80 - £200 per week
- + Total area 250 - 600sqft (23.2 - 55.8sqm)
- + Prominent position with high footfall
- + Potential tenant may lease part of or the full property.
- + Close to the Gateshead Interchange.
- + Retailers nearby include Savers, Tesco Extra, Subway, Lloyds Bank, Argos, Wilko, Poundland and many others.
- + Bus stop opposite property



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk

Location

The unit is located above the busy shops on the south side of Jackson Street in Gateshead Town Centre, which is one of the main retail thoroughfares leading from the High Street to the Gateshead Interchange bus concourse and Metro station. Jackson Street is a principle bus route and there are a number of bus stops situated directly to the front of the property.

Tesco Trinity shopping scheme is located opposite. Nearby occupiers include Tesco Extra, Subway, Lloyds Bank, Argos, Wilko, Poundland, Peacocks, Home Bargains and many others.

There is also free parking facilities at the Trinity scheme, just a 20 second walk from the premises.

Description

The accommodation comprises of large office space with many rooms, and staff toilets. The building is ideal for office or retail use. The potential tenant can choose to lease part of the building or potentially the full building.

The unit is very 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:

First Office Space: 250 - 600sqft (23.2 - 55.8sqm)
Total Area: 250 - 600sqft (23.2 - 55.8sqm)

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 £80 - £200 per week depending on how much of the unit is leased.

Business Rates

The current rating assessment is as follows: Shop & Premises £25,250.

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:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Thrower Stone Group have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Thrower Stone Group, for themselves or for the vendor(s) or lessor(s) and are not.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The vendor(s) or lessor(s) do not make, give or imply, nor do Thrower Stone Group or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk



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:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Thrower Stone Group have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Thrower Stone Group, for themselves or for the vendor(s) or lessor(s) and are not.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The vendor(s) or lessor(s) do not make, give or imply, nor do Thrower Stone Group or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT

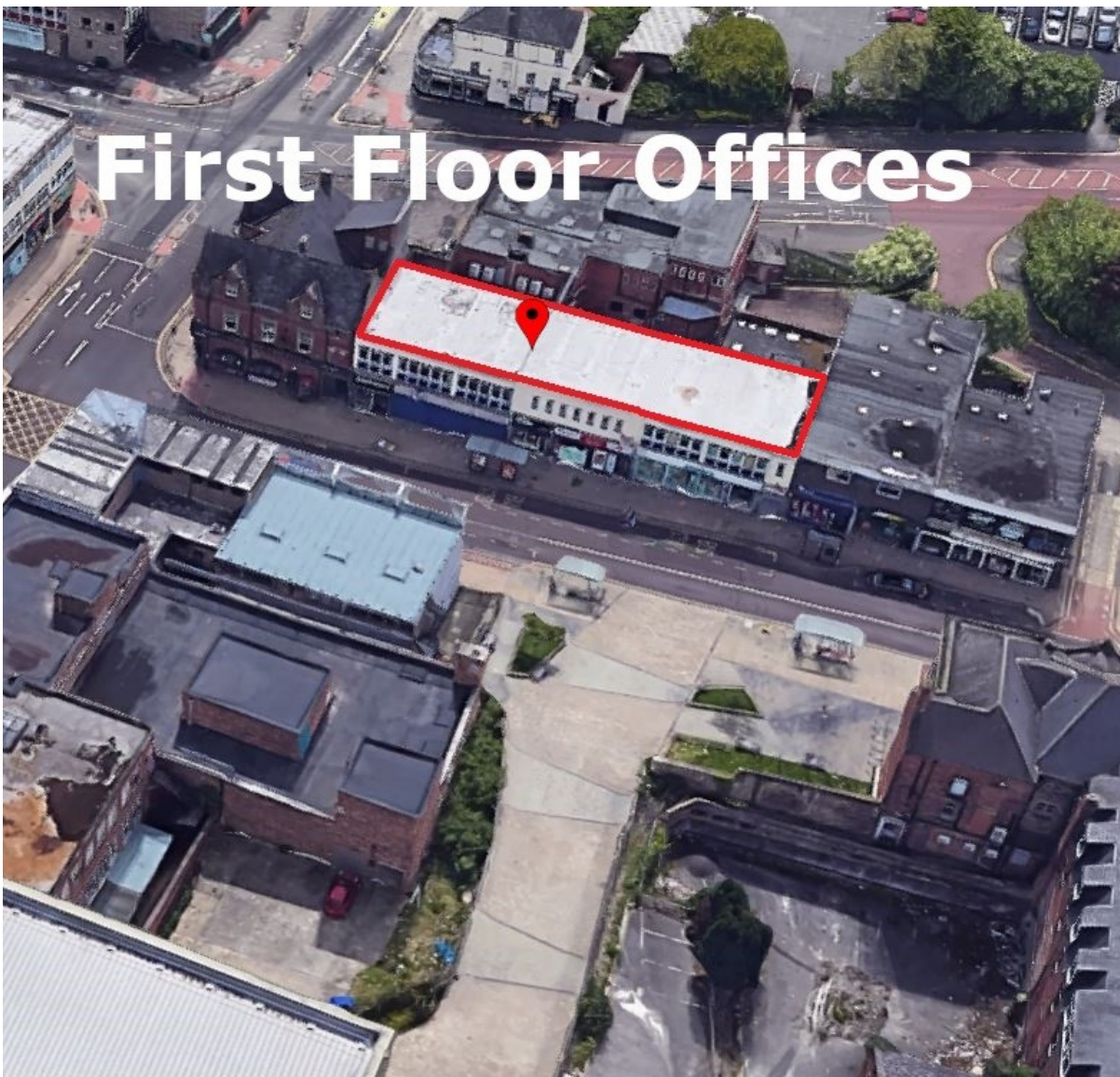
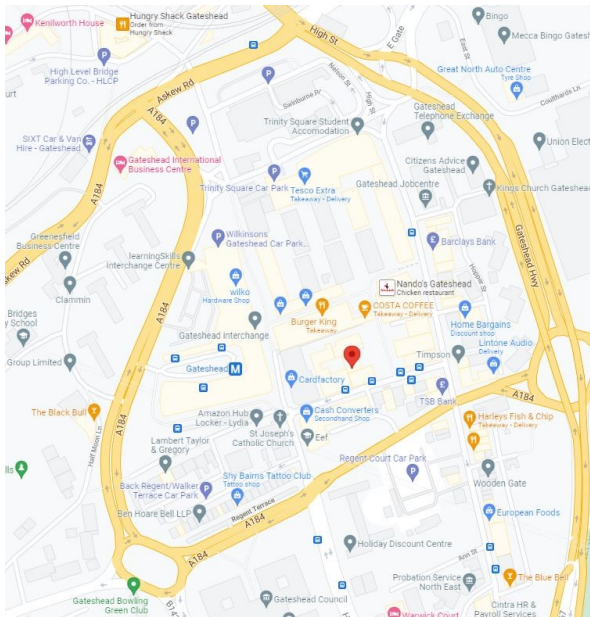


Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk



Throrer Stone Group

0191 477 5777 | lettings@throrerstone.co.uk



07920 522 713 | www.throrerstone.co.uk