



## HOT FOOD TAKEAWAY

18 Durham Road, Gateshead, Tyne And Wear, NE8 4EJ

- £650 pcm (£7,800 pa)
- Total area 721sqft (67sqm)
- A5 Hot Food License
- Close to public transport links and Gateshead Interchange
- Retailers nearby include Health & Fitness Centre, Barber, Funeral Directors, Domino's Pizza and other independent retailers.
- Free public car parking outside property
- Small rear yard
- Good size basement



Thrower Stone Group

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### Location

This unit is situated on Durham Road on the main A167 route running through Low Fell and Gateshead. Gateshead is located 4 miles south of Newcastle upon Tyne, 17 miles north of Durham, the location has excellent road communications via the A1, A184 and A694. Nearby occupiers include local traders such as a Veterinary Surgery, Health & Fitness Centre, Barber, Funeral Directors, Domino's Pizza and other independent retailers.

### Description

This retail unit is ideal for starting or relocating your business. It holds an A5 License which allows it to be used as a hot food takeaway or restaurant.

The unit features a customer order/waiting area in the front of the shop, a large kitchen, a rear storage area and staff toilets as well as a good size basement below. It is also secure and benefits from external roller shutters. Some equipment has been left in the property and is available for use by the new tenant.

### Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground floor office	<b>5.4 sqm (58.1 sqft)</b>
Ground floor kitchen	<b>5.1 sqm (54.8 sqft)</b>
Ground floor retail zone A	<b>29.2 sqm (314.3sqft)</b>
Ground floor staff toilets	<b>3.7 sqm (39.8 sqft)</b>
Basement	<b>9 sqm (96.87)</b>
<b>Total Area</b>	<b>52.4 sqm (564 sqft)</b>

### 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 £7,800 per annum exclusive.

### Business Rates

The current rating assessment is as follows: Shop & Premises £2,250.

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:-

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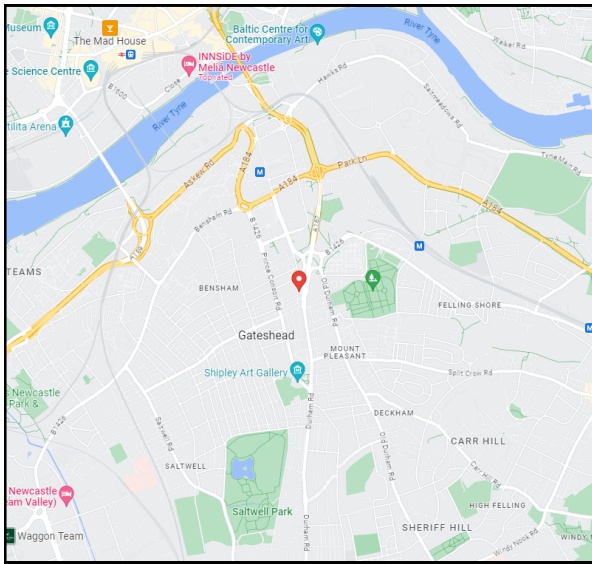


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