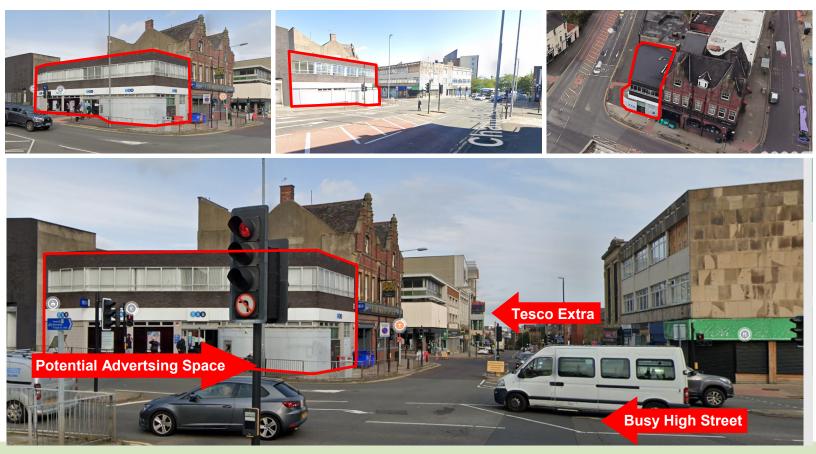


TOLET PRIME CORNER LOCATION | Rent £384 pw OFFICE OR RETAIL PURPOSES



FORMER TSB BANK - Gateshead Town Centre

264 High Street, Gateshead Tyne & Wear NE8 1EL

- + £19,950 per annum exclusive (£384 pw)
- + Total area 3,111 sqft (289 sqm)
- + Prominent corner position with high footfall and traffic
- + Suitable for office and/or retail purposes
- + Includes air conditioning throughout
- + Retailers nearby include Tesco Extra, Subway, Lloyds Bank, Poundland, and Home Bargains
- + Within walking distance from the Trinity Parking facility

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Location

This former TSB Bank building is situated in a prominent corner position on High Street Gateshead and the A184, a bustling commercial thoroughfare.

The property is within walking distance of the Tesco Trinity shopping scheme and surrounded by established businesses such as Tesco Extra, Subway, Lloyds Bank, Poundland, Peacocks, and Home Bargains, ensuring high foot traffic and excellent visibility.

There are bus stops conveniently located nearby, the Gateshead Interchange is within walking distance, as well as free parking facilities at the Trinity scheme, just a short walk from the premises.

Description

The property offers a versatile mix of office and retail space, making it suitable for a wide range of uses. The building's adaptability caters to both commercial and retail needs, providing ample space for businesses to operate and thrive.

The two-story property features a spacious ground floor with a main sales area, meeting rooms, a large safe room, and staff accommodation. The First floor offers staff accommodation or offices, internal storage, staff toilets and a dedicated kitchen area. Dual staircases facilitate easy movement between floors. Air conditioning is available throughout the premises.

Accommodation

The accommodation comprises the following approximate Net Internal Areas

Ground Floor Retail Zone A Ground Floor Retail Zone B Ground Floor Office Ground Floor Internal Storage Ground Floor Unclassified Area Ground Floor Internal Storage First Floor Office First Floor Kitchen First Floor Internal Storage First Floor Staff Toilets First Floor Staff Toilets

979.5 sq ft (91 sq m) 351.9 sq ft (32.7 sq m) 102.2 sq ft (9.5 sq m) 75.3 sq ft (7 sq m) 99 sq ft (9.2 sq m) 25.8 sq ft (2.4 sq m) 1341.1 sq`ft (124.6 sq m) 21.5 sq ft (2 sq m) 8.6 sq ft (0.8 sq m)41.9 sq ft (3.9 sq m) 67.8 sq ft (6.3 sq m)

TOTAL AREA:

Ground Floor	
First Floor	
Total Area	

1634 saft (151.80 sam) 1481 sqm (137.60 sqm) 3,111 sqft (289 sqm)

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 £19,950 per annum exclusive.

Energy Performance Certificate

The property has an energy rating of "D".

Business Rates

The current rating assessment is as follows: Bank & Premises £13,250.

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. 2. 3.

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. All statements contained in these particulars are made without acceptance of any liability in hegigence or otherwise by Thrower Stone Group, for themselves or for the vendor(s) or lessor(s) and are not. 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. 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. 4.

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

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