



## 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



Thrower Stone Group

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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	979.5 sq ft (91 sq m)
Ground Floor Retail Zone B	351.9 sq ft (32.7 sq m)
Ground Floor Office	102.2 sq ft (9.5 sq m)
Ground Floor Internal Storage	75.3 sq ft (7 sq m)
Ground Floor Unclassified Area	99 sq ft (9.2 sq m)
Ground Floor Internal Storage	25.8 sq ft (2.4 sq m)
First Floor Office	1341.1 sq ft (124.6 sq m)
First Floor Kitchen	21.5 sq ft (2 sq m)
First Floor Internal Storage	8.6 sq ft (0.8 sq m)
First Floor Staff Toilets	41.9 sq ft (3.9 sq m)
First Floor Staff Toilets	67.8 sq ft (6.3 sq m)



### TOTAL AREA:

<b>Ground Floor</b>	<b>1634 sqft (151.80 sqm)</b>
<b>First Floor</b>	<b>1481 sqm (137.60 sqm)</b>
<b>Total Area</b>	<b>3,111 sqft (289 sqm)</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 £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:-

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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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