

## Former Tattoo Studio To Let

REF: NE1727

145a Ravensworth Road, Dunston, Gateshead, NE11 9AE



- Upper Floor Salon Area 35m<sup>2</sup> (380 ft<sup>2</sup>).
- Forming part of a retail parade.
- Suitable for a variety of uses.
- Pedestrian street level access.
- New electrics installed.
- RENT £350 PER MONTH.



#### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

#### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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## Location

The premises form part of a terrace of retail units on Ravensworth Road close to the junction with Seymour Street. The salon is in a busy location and on a main road and bus route.

Ravensworth Road is less than 5 minutes from the A1 Western Bypass and Metro Centre and the immediate area is a mix of residential and commercial property. There is ample on street parking directly outside, and also to the rear of the property.

There are good levels of potential captive and passing trade and nearby retail occupiers include a Post Office / Convenience Store, Launderette, and Hot Food outlet.

## Description

A former first floor tattoo studio with access via the street.

## Accommodation

<b>First Floor</b>		
<b>Salon / Studio</b>	35 m <sup>2</sup>	380 ft <sup>2</sup>
<b>Kitchen Area</b>		
<b>W.C.</b>		

## Lease Terms

A new full repairing and insuring lease is available at a rental of £4,200 per annum (£350 per calendar month). Full terms to be agreed.



## Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

## Business Rates

Rateable Value                      £2,750  
 Rates free incentives subject to status.

## EPC

Rating - TBC.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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