

TO LET CAR SHOWROOM

Park Road, Felling, Gateshead,
NE8 3HL

- Prominent car showroom
- Total size of 695m² (7,481sqft)
- Popular, roadside location
- High volume of passing traffic
- Large workshop with separate access
- May be suitable for a variety of uses

Rent of £75,000 per annum

BradleyHall



LOCATION

The subject property is prominently located on Park Road in Gateshead. Park Road forms part of the Felling By-Pass and the A184 which provides direct access from the A19 to Gateshead via Heworth, Felling and Wardley, and is a popular route into Newcastle upon Tyne city centre.

The property is situated in an established and popular business location with surrounding occupiers including Crowther Lodge Motor Company, McDonalds, Evans Halshaw Vauxhall, Gateshead International Stadium and Dynamix Extreme Skatepark.

Park Road is serviced by local bus routes and the nearest Metro Station is Gateshead Stadium which is just 0.5 miles away.

DESCRIPTION

The subject property comprises a modern showroom building premises and benefits from multi sided full height display windows. The property currently comprises a showroom area with offices, ancillary and there is a steel framed industrial workshop to the rear.

The property sits on a site extending to 0.89 acres and has an external forecourt for approximately 100 cars.

The property may be suitable for a variety of uses STPP.

ACCOMMODATION

We calculate the approximate internal floor areas to be as follows:

| | | |
|-------------------------|-------------------------|----------------------------|
| Showroom | 210m ² | 2,260ft ² |
| Car Mechanics/Servicing | 200m ² | 2,153ft ² |
| Office Space | 150m ² | 1,615ft ² |
| Mezzanine | 135m ² | 1,453ft ² |
| Total | 695m² | 7,481ft² |
| Site area | 0.89 acres | |

EPC RATING


E115

RATING ASSESSMENT

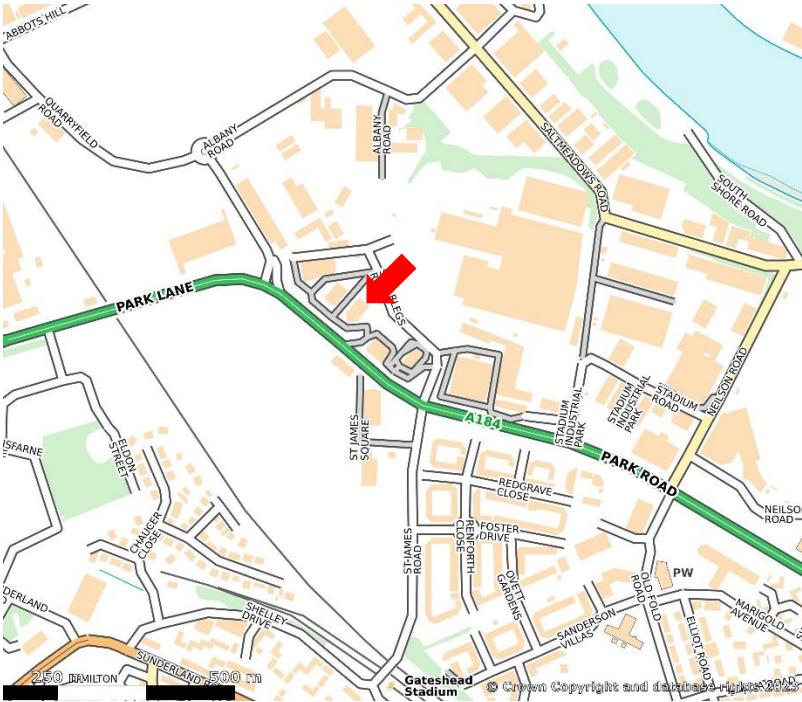
We have been unable to obtain a current Rateable Value for the property and interested parties should confirm the current position with the Local Authority.



Car parking on site
0.1 mile from A184
0.4 miles from A167
0.7 miles from Gateshead Metro and Bus Interchange
0.4 miles from Gateshead Stadium Metro Station




0.5 miles from Gateshead Town Centre
1 mile from Newcastle City Centre
0.4 miles from Gateshead Stadium



DEMISE

The lease plan will include the boundary edged in red and the area shaded green on the plan shown.

A site plan diagram showing the layout of the property. A red line outlines the boundary of the site. A portion of the site, located towards the bottom right, is shaded in green. The diagram also shows surrounding roads like Park Road and a building labeled 'Garage'.

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AGENTS NOTES
You may search our company website www.bradleyhall.co.uk for details of all our current instructions.
In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

TERMS

The property is available by way of a new lease with terms to be agreed at £75,000 (Seventy Five Thousand Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identity of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



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