

RETAIL UNITS TO LET

5-11 Park Lane, Gateshead
NE8 3JW

- Prominent retail units to let
- High traffic location
- Sizes from 45m² (484ft²) to 291m² (3,132ft²)
- 2 Prime pitch properties in Gateshead
- EPC Rating D
- Large glass frontage

Rent On Application

BradleyHall



LOCATION

The two retail units are located in Gateshead where High Street meets Park Lane. Due to the properties convenient location, it benefits from easy access to the likes of Newcastle, and the surrounding area. Both the A167 and A184 are 0.1 miles away giving commuters easy access to the retail presence of Gateshead High Street.

DESCRIPTION

5 Park Lane is arranged over a ground floor, it has a decent sized area for retail use with a W/C facility to the rear. 7-11 Park Lane was formerly 3 separate units now combined to one, it is arranged over a ground and first floor which could be used as retail/office space. Both units have a prominent frontage looking onto Park Lane which sees a high amount of traffic.

ACCOMMODATION

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

5 Park Lane	45m ²	484ft ²
7-11 Park Lane	291m ²	3,132ft ²

EPC RATING

Property	EPC Rating
5 Park Lane	96 D
7-11 Park Lane	90 D

RATING ASSESSMENT

The rateable value of 5 Park Lane on 1 April 2023 is £3,750 and the estimated rates payable for the current year is £1,871. The rateable value of 7-11 Park Lane on 1 April 2023 is £9,600 and the estimated rates payable for the current year is £4,790.

Both the above is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

Rental terms are available on application.

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.



Car parking 0.1 mile away
Situated on Jackson Street

0.1 miles from A167

0.1 miles from A184

0.2 miles from Gateshead Metro



1 mile from Newcastle upon Tyne

100 Yards from Trinity Square



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify 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.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

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.