

To Let



5 High West Street

Gateshead, Tyne and Wear, NE8 1EH

 **naylors**

To Let

Retail Unit

906 Sq Ft (84.17 Sq M)

- Self-contained unit
- Prime retail location in Gateshead
- Excellent transport links
- New lease available
- Rear property access

Location

The property is located on the High West Street in Gateshead which is one of the town's main retail thoroughfares. The property is situated in close proximity to the Gateshead interchange and the Trinity Square development which consists of a number of shops, university halls of residence and a Vue Cinema. The development also contains a

Tesco Superstore.

Description

The property is situated on High West Street, directly opposite the Gateshead Interchange, offering excellent transport links.

The property consists of a ground floor unit with a small mezzanine for storage at the rear of the unit. It benefits from WC and kitchen facilities. There is also a door at the back of the unit providing rear access to small loading area/car park.

The property has the following specification:

- Suspended ceiling with strip lighting
- Lino flooring
- Glass fronted

Accommodation

The property has been measured and comprises the following areas:

TOTAL	906 sqft	(84.17 sq m)
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Rent

£10,500 per annum.

Building Insurance

Available upon application.

EPC

The property has a rating of B (42).

Rateable Value

Available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

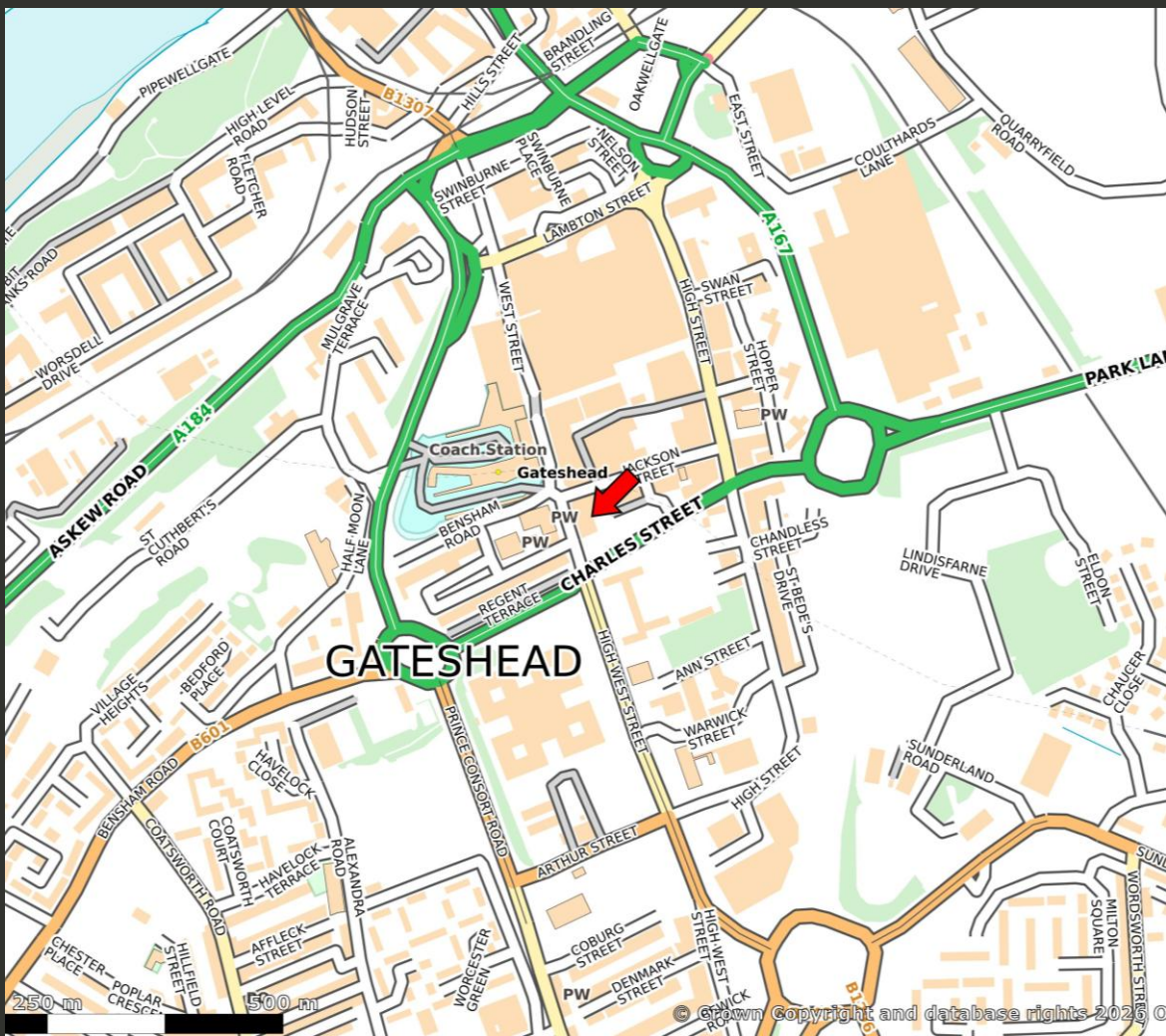
VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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