

**To Let**



## **12 Jackson House**

Jackson Street, Gateshead, NE8 1ED

 **naylors**

# To Let

## Retail Unit

750 Sq Ft (69.68 Sq M)

- Glazed frontage
- Great public transport links
- Prime location in Gateshead
- Potential to redecorate
- New lease available

### Location

The property is located on Jackson Street in Gateshead which is one of the town's main shopping thoroughfares. Gateshead is situated approximately 500m to the South of Newcastle upon Tyne on the banks of the River Tyne. The location benefits from excellent transport links lying adjacent to Gateshead Interchange which provides rail and bus links into Newcastle City centre and the wider region.

Trinity Square Shopping Centre, which opened in 2013, lies directly to the rear of the property. This mixed use scheme provides approximately 650,000 sq. ft. of retail and leisure accommodation including a Vue Cinema, Tesco Superstore and various chain restaurants.

### Description

The property comprises of ground floor retail accommodation with kitchen and WC facilities to the rear. The unit, which benefits from a glazed frontage, has carpet covered floorings, suspended ceilings incorporating LED lighting, air conditioning and intruder alarm system. The unit also benefits from a rear staff/storage area.

### Accommodation

The property has been measured and comprises the following area:

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|               |                 |                     |
|---------------|-----------------|---------------------|
| <b>TOTAL:</b> | <b>750sq ft</b> | <b>(69.68 sq m)</b> |
|---------------|-----------------|---------------------|

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### Terms

The property is available by way of an effective fully repairing and insuring lease.

### Rent

£15,000 per annum.

### Service Charge

There is a service charge payable. Further information is available upon request.

### Building Insurance

There will be a building insurance premium payable. More information is available upon request.

### EPC

The property has an EPC rating of B (47).

### Rateable Value

The property needs to be reassessed by the VOA.

### 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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