

To Let



39 Jackson Street

Gateshead, NE8 1EE

 **naylors**

To Let

Retail Unit

1,256 Sq Ft (116.64 Sq M)

- City centre location
- Busy retail pitch
- Competitive terms available

Location

The property is located on Jackson Street in Gateshead which is one of the town's main shopping thoroughfares. The property is situated in close proximity to the new 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 premises comprises ground floor retail with first floor ancillary/storage. The unit benefits from rear access loading and an electric roller shutter to the front.

Accommodation

The property comprises the following net internal areas:

First Floor	397 sq ft (36.87 Sq M)
Ground Floor	859 sq ft (79.77 Sq M)

Total	1,256 sq ft (116.64 Sq M)
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Tenure

The property will be available to rent by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£14,000 per annum exclusive of all other outgoings.

Business Rates

Available upon request.

Service Charge

There is a service charge payable on the building, more information can be provided on request.

Legal Costs

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

EPC

Available upon request.

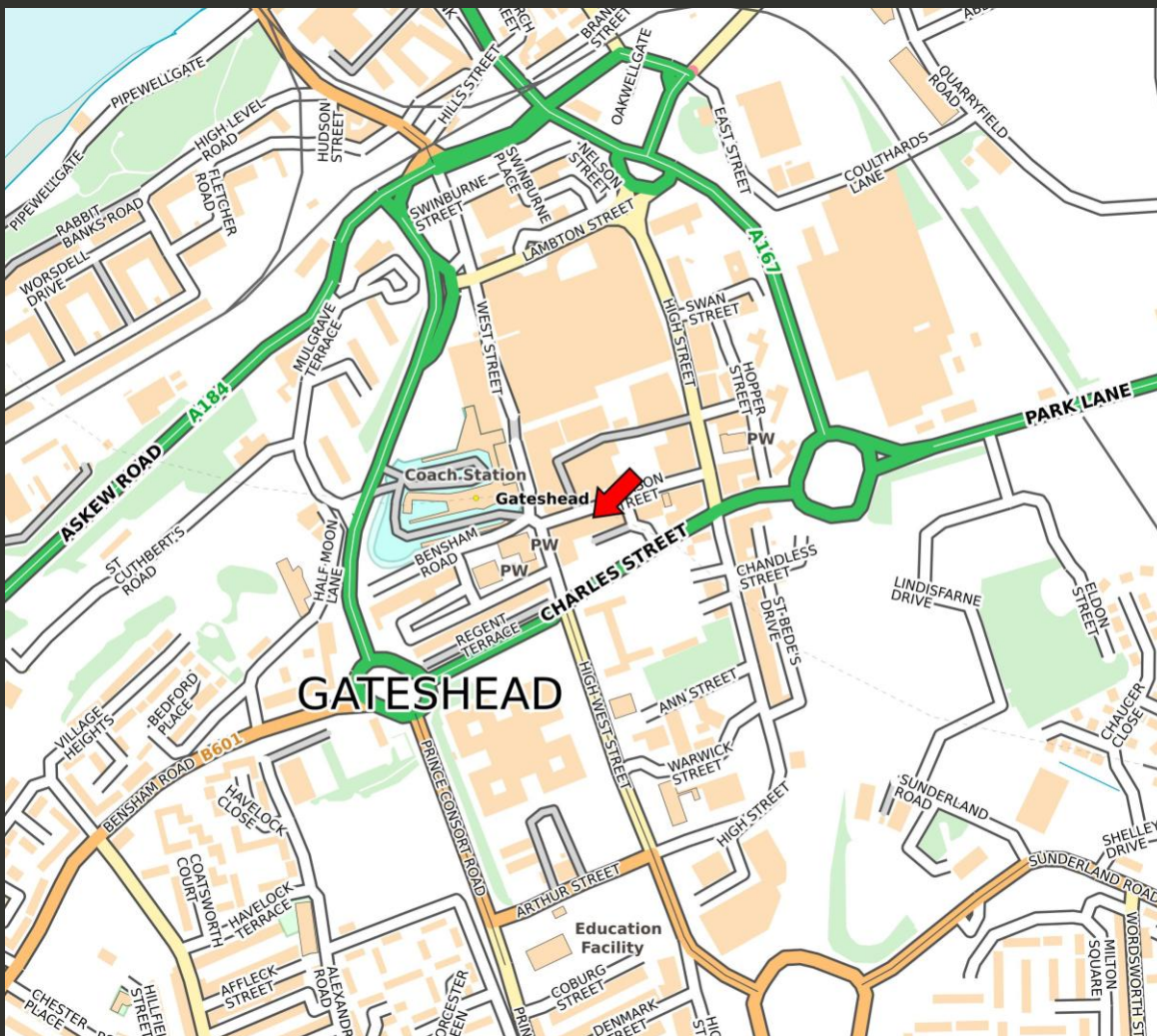
VAT

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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