



**41 Jackson Street**

Gateshead, NE8 1EE

 **naylors**

# To Let

## Retail Unit

1,237 Sq Ft (115.17 Sq M)

- Prime Retail Location in Gateshead Town Centre
- Ground Floor and first floor ancillary space
- Rear storage space
- Great public transport links



### Location

The property is located on Jackson Street in Gateshead which is one of the town's main shopping thoroughfares. The property is situated close in proximity to the new Trinity Square development which consists of a number of shops, university halls of residence, Tesco Superstore, and a Vue Cinema.

Trinity Square Shopping Centre lies directly to the rear of the property. This mixed-use scheme which provides approximately 650,000ft<sup>2</sup> of retail and leisure accommodation.

### Description

The retail premises have the benefit of the following:

- Secure shutter fronted windows
- W/C facilities
- Ground floor retail space
- Rear entrance

### Accommodation

The property comprises the following net internal areas:

|                    |                                  |
|--------------------|----------------------------------|
| First Floor        | 326 sq ft (30.54 sq m)           |
| Ground Floor Sales | 911 sq ft (84.63 sq m)           |
| <b>Total</b>       | <b>1,237 sq ft (115.17 sq m)</b> |

### Tenue

The property is available to let on a new full repairing and insuring terms for a term of years to be agreed.

### Rent

£14,000 per annum exclusive of VAT, rates and service charge.

### Business Rates

Available upon Request

### Service Charge

A service charge is payable which covers the landlord's costs in maintaining the structural elements of the property and insurance.

### Legal Costs

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

### EPC

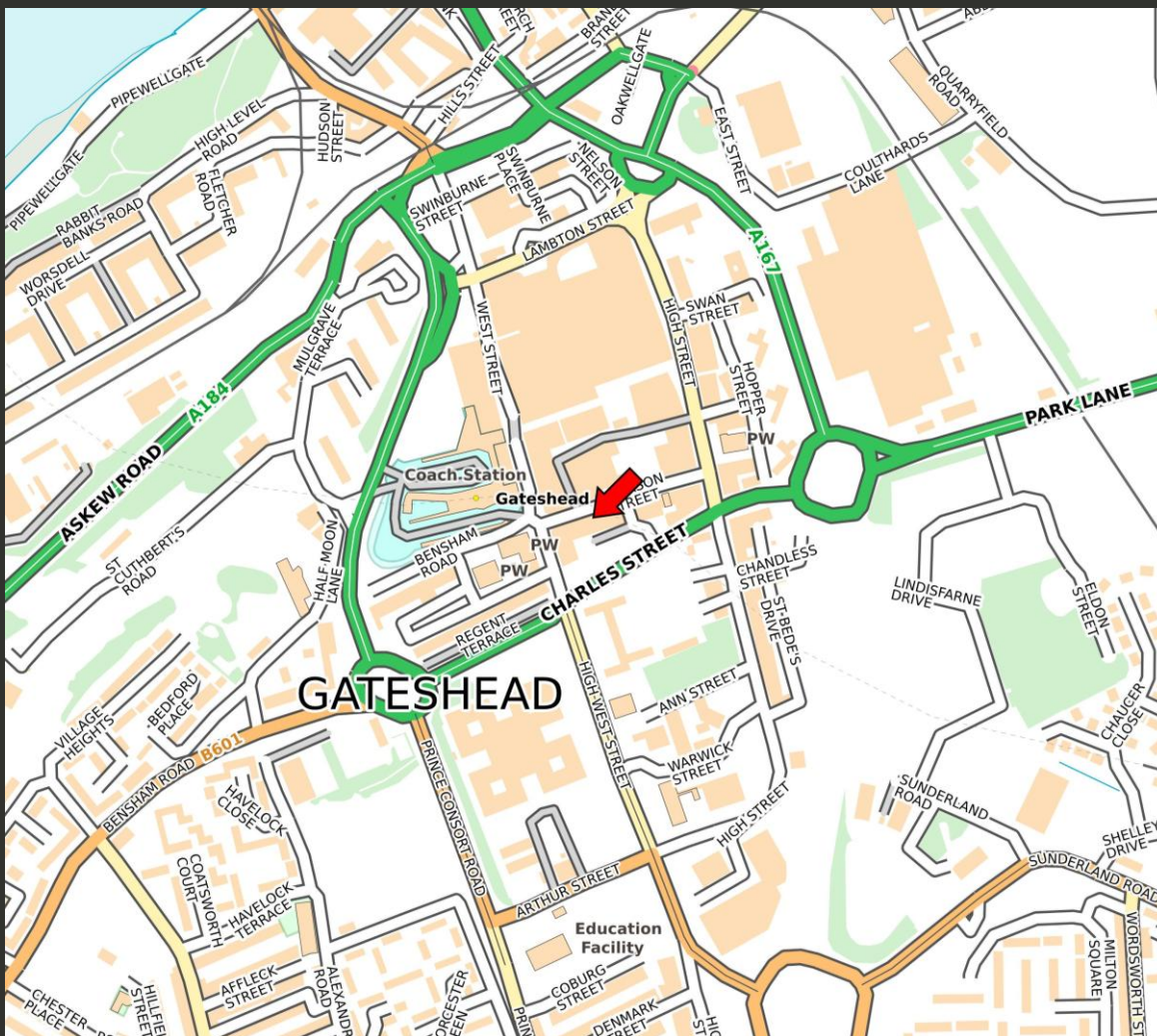
The property has an EPC rating of C 60.

### 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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