

To Let



3A High West Street

Gateshead, Tyne and Wear, NE8 1EH

 **naylors**

To Let

Retail Unit

755 Sq Ft (70.18 Sq M)

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

Location

The property occupies a prominent position on High West Street, Gateshead, one of the town's principal retailing locations. It is conveniently situated close to Gateshead Interchange and the Trinity Square development, a popular mixed-use scheme comprising a range of retail outlets, student accommodation, and a Vue Cinema, generating significant footfall within the area.

Description

The property is prominently situated on High West Street, directly opposite Gateshead Interchange, benefiting from excellent public transport connections and accessibility.

The accommodation comprises a ground floor retail unit with a kitchenette and WC facilities located to the rear. A rear access door provides access to a small loading area/car park.

The property benefits from the following specification:

- Suspended ceiling with integrated strip lighting
- Lino flooring throughout
- Glazed shop frontage
- Kitchenette facilities
- WC accommodation
- Rear loading/access door

Accommodation

The property has been measured and comprises the following NIA area:

TOTAL	755 sqft (70.18 sq m)
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Rent

£10,500 per annum.

Building Insurance

Available upon application.

EPC

The property has a rating of D (85).

Rateable Value

Available upon request.

Legal Costs

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

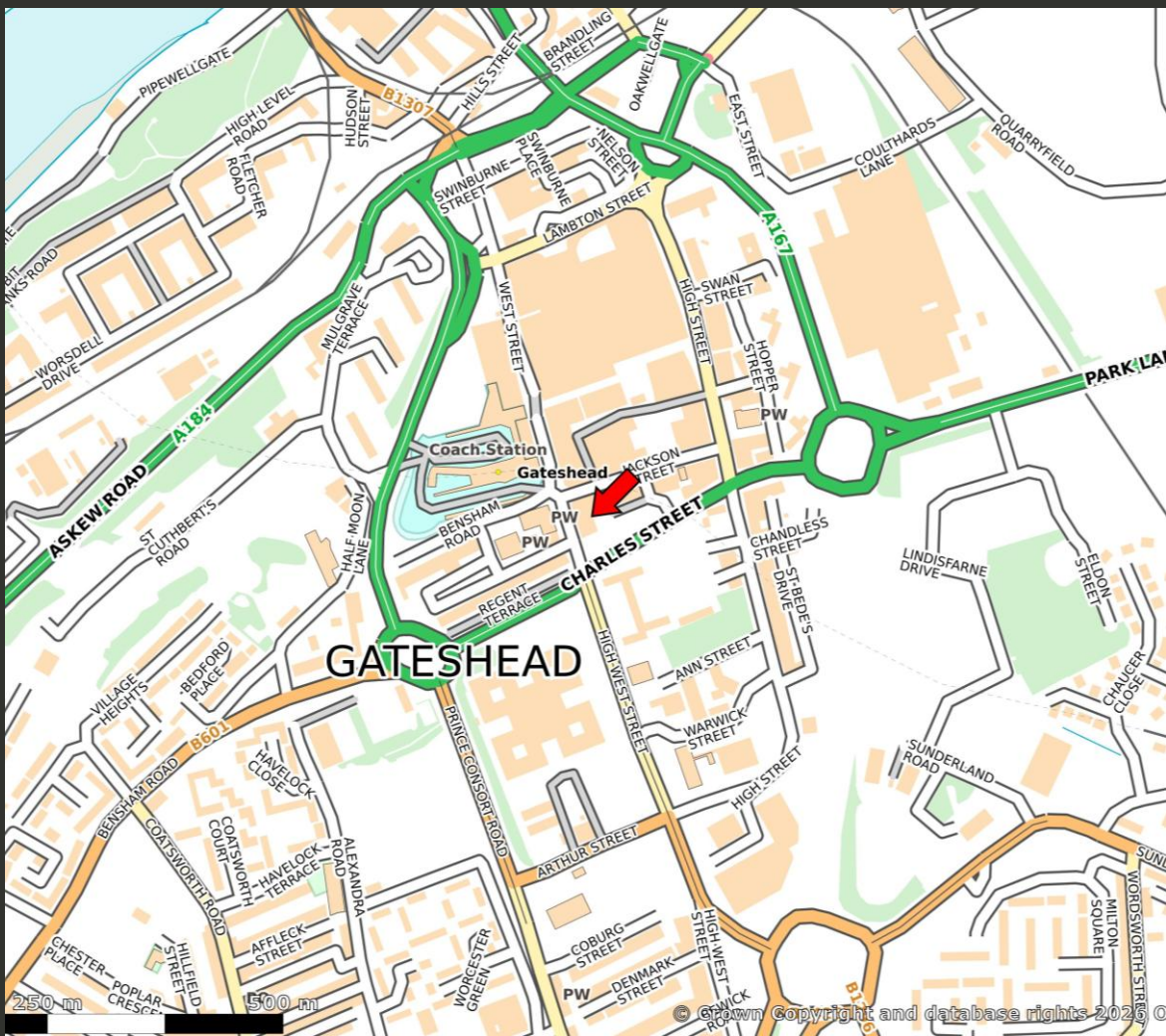
VAT

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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