



# TO LET

**Prominent Retail Unit**

**12 Jackson Street, Jackson House, Gateshead, NE8 1ED**

  
**Naylors**  
Commercial Property People

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- **Prominent Position Fronting Jackson Street.**
- **Kitchen and WC Facilities**
- **Ground Floor Sales: 532 ft<sup>2</sup> (49.40 m<sup>2</sup>)**
- **Total NIA: 750 ft<sup>2</sup> (69.68 m<sup>2</sup>)**

## 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.

Other occupiers in the immediate vicinity include Specsavers, Hays Travel, Peacocks, JD Weatherspoon's and Puregym.

## 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 been newly refurbished to a good standard comprising 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 extends to the following floor areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	49.40	532
Rear Staff/Storage	20.28	218
ITZA	43.11	464
<b>Total</b>	<b>69.68</b>	<b>750</b>

## Rent

Rental offers are invited in the region of £15,000 per annum.

## Service Charge

A service charge is current levied to cover the cost of maintaining the building. Further information is available upon request.

## Rating Assessment

We understand from the VOA that the property has a Rateable Value of £20,750. We would recommend any interested parties speaking with Gateshead Council to verify the current Rates Payable.

## EPC

The property has an EPC rating of C (73). A full copy of the certificate is available for inspection upon request.

## Costs

Each party will be responsible for their own legal fees incurred in the transaction.

## VAT

All costs quoted are exclusive of VAT if applicable.

## Further Information

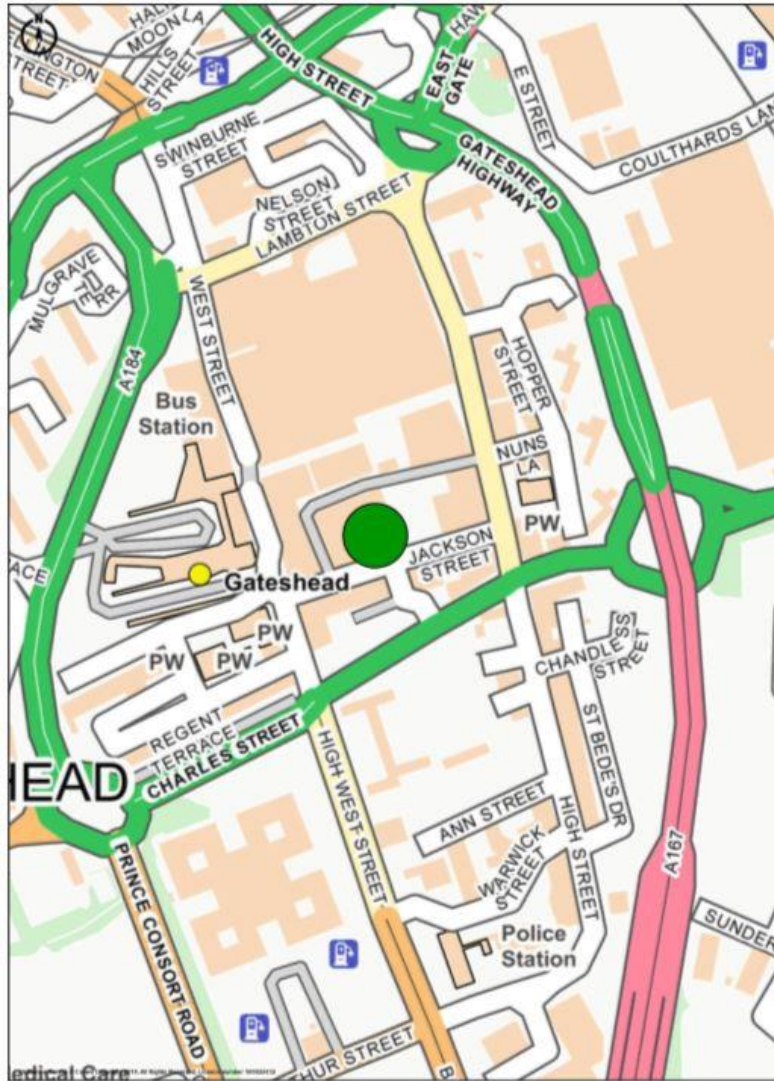
For general enquiries and viewing arrangements please contact James Fletcher on 0191 232 7030 or email: [jamesfletcher@naylor.co.uk](mailto:jamesfletcher@naylor.co.uk)

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