

# TO LET

## High Street Retail

572 Durham Road  
Low Fell  
Gateshead  
NE9 6HX

johnson  
tucker   
chartered surveyors & property consultants



- Ground floor retail space
- Popular High Street location
- Ground Floor: 86.08 Sq M (926 Sq Ft)
- Asking rent £14,000 per annum



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## LOCATION

The property is located on Durham Road (A167), the main urban thoroughfare from the Tyne Bridge to the A1. Low Fell is a popular location with a number of local and independent operators. Nearby occupiers include Boots, Subway and Hathaways Solicitors

## DESCRIPTION

The property consists of a self-contained, ground floor retail unit set back from Durham Road by a large paved area. The unit has the benefit of a large glazed frontage, carpeted floors, gas-fired heating system, a staff break out room as well as WC facilities. To the lower ground floor there is access to the rear lane and storage space. On-street parking is available to the front of the property.

## ACCOMODATION

Ground Floor Retail -	86.08 sq m	(926 sq ft)
Lower Ground Storage -	36.6 sq m	(393 sq ft)

## TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £14,000 per annum (exclusive). All other terms are to be agreed by negotiation.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows:

Shop & Premises: £13,500

The Small Business rate for the year 2020/2021 is 49.9 pence in the pound.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

The unit has an energy performance certificate rating of E106.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## ANTI-MONEY LAUNDERING REGULATIONS

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.

## VIEWING

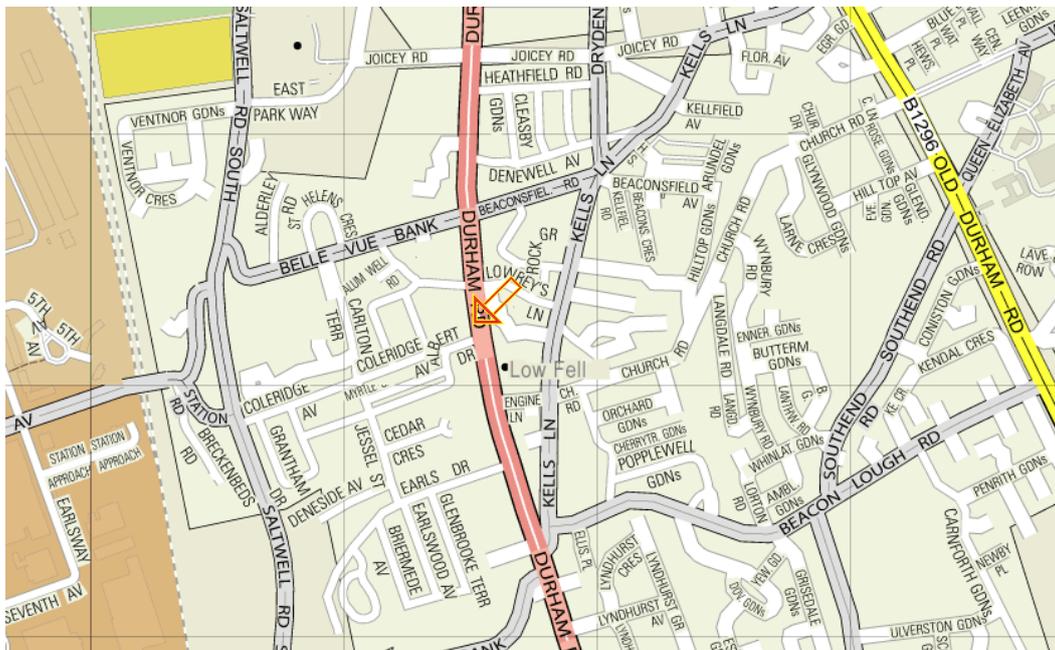
By appointment only through Johnson Tucker LLP.

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## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

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