

# TO LET

## Business Park Retail Unit

Unit 10

Team Valley Shopping Village

Kingsway

Gateshead

NE11 0EN



- Very prominent location off Kingsway
- Onsite customer parking
- Size: 38.18 sq m (411 sq ft)
- Asking Rent: £11,000 per annum

## LOCATION

The property is located on the Team Valley Trading Estate, the North East's premier office, retail and industrial estate.

The property is situated on Team Valley Shopping Village, a busy parade of shops centrally located, off the east of Kingsway which is the main thoroughfare, north to south, on the Team Valley estate.

## DESCRIPTION

The property comprises an open plan ground floor retail unit along with WC accommodation. The property benefits from a large glazed frontage, lino flooring and strip fluorescent lighting.

Neighbouring occupiers include Lloyds Bank, Papa Johns Pizza, Chisholm Bookmakers, Marshalls Express, Porcellis Fish & Chips, The Granary and a dental practice.

## ACCOMMODATION

The property briefly comprises:

Ground Floor Area - 38.18 sq ft (411 sq m)

## TERMS

The property is offered by way of a new fully repairing and insuring lease for a term of years to be agreed at a commencing rent of £11,000 per annum.

## RATING ASSESSMENT

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

Shop & Premises: £10,000

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

Due to the Rateable Value being beneath £12,000, eligible businesses can qualify for full business rates relief. All interested parties are urged to make their own enquiries in this regard.

## LEGAL COSTS

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

## EPC

The property has an energy performance certificate rating of C73.

## VAT

All figures quoted are exclusive of VAT where chargeable.

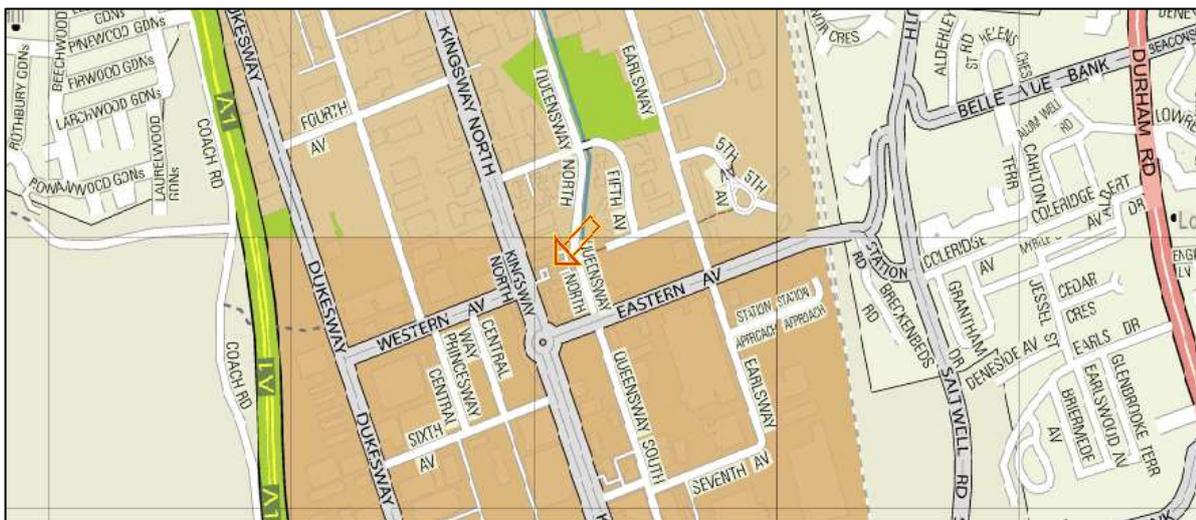
## ANTI-MONEY LAUNDERING REGULATIONS

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.  
Contact Kristian Sorensen on 07754 584 192 or [kristians@johnsontucker.co.uk](mailto:kristians@johnsontucker.co.uk)

## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

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