

# TO LET

## High Street Retail

21 Jackson Street  
Gateshead  
Tyne & Wear  
NE8 1EE



- Popular retail location
- Ground floor retail area of 91.12 sq m (981 sq ft)
- Nearby occupiers include The Post Office, Mind, JD Weatherspoon, Savers and Halifax
- Asking rent £15,000 per annum (exclusive)

## LOCATION

The unit is located on the south side of Jackson Street in Gateshead town centre, which is one of the main retail thoroughfares leading from High Street to the Gateshead Interchange bus concourse and Metro station. Jackson Street is a principle bus route and there are a number of bus stops are situated directly to the front of the property. The new Tesco Trinity shopping scheme is located opposite. Nearby occupiers include The Post Office, Savers, Mind, JD Wetherspoon and Halifax Bank.

## DESCRIPTION

The property provides clear ground floor retail space with rear storage. The property has the benefit of a large glazed frontage, suspended tile ceiling, air conditioning as well as both staff and customer WCs.

## ACCOMODATION

Ground floor- 91.12.2 sq m (981 sq ft)

## TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £15,000 per annum (exclusive).

## RATING ASSESSMENT

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

Shop & Premises: £17,250

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 property has Energy Performance Certificate rating of E123.

## 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)

Alternatively please contact Mark Convery at our joint agents Sanderson Weatherall on 0191 269 0103 or [mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

## SUBJECT TO CONTRACT



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