

# TO LET

(MAY SELL)

**Detached Commercial Unit**

**80 The Drive**

**Heworth**

**Gateshead**

**NE10 0PL**

## GEORGE F. WHITE

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Incorporating

**johnson  
tucker**  
chartered surveyors & property consultants



- Prominent detached premises
- Excellent transport links
- Suitable for a variety of uses STPP
- Size: 286 sq m (3,078 sq ft)
- Asking Rent: £24,000 per annum
- Freehold Price on Application
- Available August 2023



## LOCATION

The property is located in Heworth, a residential area of the town of Gateshead. Heworth lies approximately 2 miles south of Gateshead town centre and 3 miles south of Newcastle city centre. Heworth is a predominately a residential suburb with excellent transport links via the A184 which leads to the A19 whilst it also benefits from a metro and mainline train station which are approximately 200m from the subject property.

The surrounding occupiers are predominantly residential with the nearest commercial occupiers found on a small retail parade to the west which includes a small convenience store, hairdressers as well as several food outlets.

## DESCRIPTION

The property comprises a single story, detached brick-built building of traditional construction with a hipped, tiled roof. To the rear of the property is a lower single storey extension with a metal corrugated lean to roof. To the front of the property is a large ornate timber door. Ceilings are a mixture of suspended ceiling tiles to the front of the property and no ceiling to the area of the rear elevation. Walls are painted and plastered whilst internally there is a mix of carpet, concrete and painted concrete floors. Externally the property has space for approximately 5 car parking spaces to the front whilst there is a gated yard on the western boundary.

## ACCOMMODATION

Net internal area - 286 sq m (3,078 sq ft)

## TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £24,000 pa (exclusive). All other terms are to be agreed by negotiation. The freehold interest of the property may also be available, price upon application.

## RATING ASSESSMENT

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

2023 Rateable Value: £9,200

The Small Business rate for the year 2023/2024 is 49.9 pence in the pound. Full small business rates relief could be available for qualifying businesses.

## LEGAL COSTS

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

## EPC

The property has an energy performance certificate rating of E.

## 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 George F White LLP.

Contact Kristian Sorensen on 07586 128 092 or

[kristiansorensen@georgefwhite.co.uk](mailto:kristiansorensen@georgefwhite.co.uk)

## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

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