

GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

DETACHED COMMERCIAL UNIT

TO LET



TO LET

**80 THE DRIVE, HEWORTH, GATESHEAD,
TYNE AND WEAR, NE10 0PL**

- Prominent detached premises
- Suitable for a variety of uses STPP
- Excellent transport links
- Freehold Price on Application

£24,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	286 sq m (3,078 sq ft)
Availability	Immediate Occupation
Rateable Value	£9,300
Service Charge(s)	Available upon request
EPC Rating	E

KEY CONTACT(S)

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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

The property includes the following gross internal areas:

Name	M ²	Ft ²
Net Internal Area	286	3.078

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:

Rateable Value	£
2023	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.

ANTI-MONEY LAUNDERING

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.

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of E.

VAT

All figures are exclusive of VAT where chargeable.



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