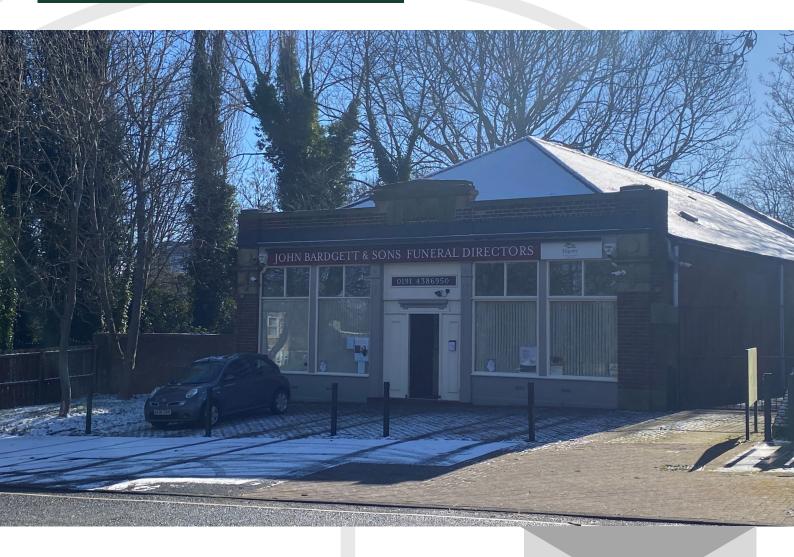
GEORGE F.WHITE

TO LET



TO LET

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

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

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

KEY CONTACT(S)

Kristian Sorensen

07586 128 092

kristiansorensen@georgefwhite.co.uk

£24,000 per annum

Viewing strictly by appointment with the sole agent





80 THE DRIVE, HEWORTH RFTAIL

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 LEGAL COSTS 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	M²	Ft²
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.

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.





