

# TO LET

**GEORGE F. WHITE**  
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

## High Street Retail

**503 Durham Road  
Low Fell  
Gateshead  
NE9 5EY**

Incorporating

**johnson**  
**tucker**  
chartered surveyors & property consultants



- Ground Floor Retail Unit
- Popular Low Fell location
- Prominent Corner Plot
- Floor area of 75.48 sq m (812 sq ft)
- EPC Rating C74
- Asking rent: £19,500 pax



## LOCATION

The property is located on Durham Road (A167), the main urban thoroughfare from the Tyne Bridge to the A1. Low Fell is a popular location benefitting from occupiers including Boots, Greggs and The Co-op as well as many local retailers.

## DESCRIPTION

The subject property occupies a prominent corner plot providing ground floor retailing space previously used as a dry cleaners. The property is of traditional brick construction with a traditional glazed shop front. Internally, the accommodation provides a front retail section with storage behind, however, could easily be opened into one larger space. The property could be suitable for a variety of different uses, subject to the necessary permissions.

## ACCOMMODATION

The property provides a total net internal area of 75.48 sq m (812 sq ft).

## TERMS

The property is available to rent at £19,500 per annum on full repairing and insuring terms. All other lease terms are to be agreed by negotiation.

## RATING ASSESSMENT

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

2023 Rateable Value: £14,500

The Small Business rate for the year 2023/2024 is 49.9 pence in the pound. 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 EPC rating of C74

## VAT

All figures quoted are exclusive of VAT.

## 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.

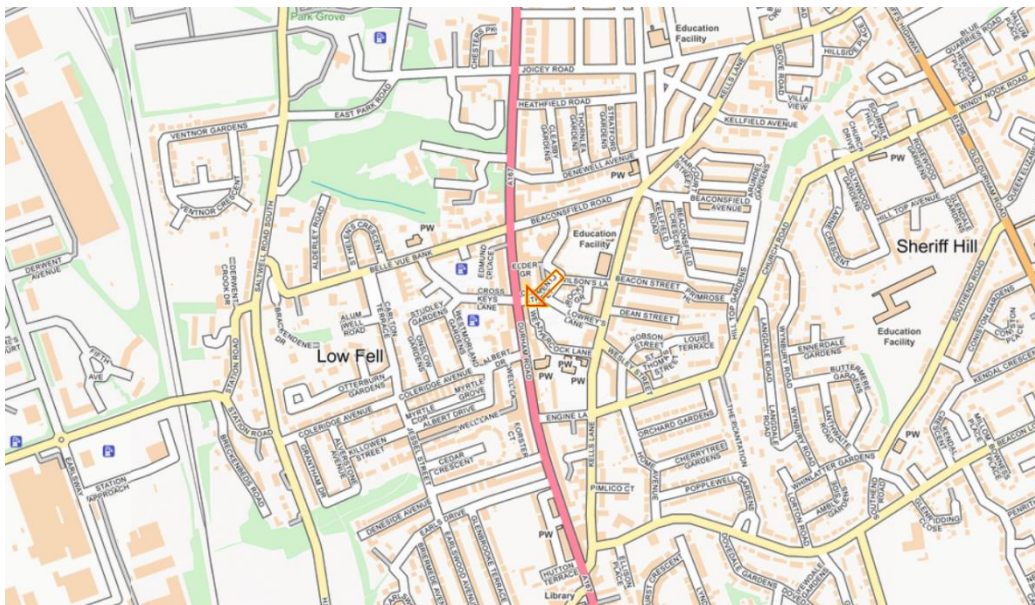
## VIEWING

By appointment through George F White LLP.

Contact Kristian Sorensen on 07586 128 092

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

## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

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