



TO LET

417-419 DURHAM ROAD, LOW FELL, NE9 5AN

- Prominent Location near other popular retail outlets
- 3 Storey Property
- Previously used as retail/café
- Storage and WC to the rear of the property
- Excellent local amenities
- Good internal specification
- Suitable for a number of uses subject to Planning Permission

£25,000/ANNUM

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	194.86 m ² / 2,097 ft ²
Availability	Immediate Occupation
Rateable Value	£12,500
Service Charge(s)	Available upon request
EPC Rating	D

KEY CONTACT(S)

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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 and affluent location in Gateshead with nearby occupiers including Boots, Greggs and The Co-op as well as many local retailers. The property sits alongside Gilbert & Smith bar and there is a bus stop immediately outside.

DESCRIPTION

The subject property occupies a prominent position on Durham Road, providing three floors of retail / café and storage space previously occupied as a children’s play centre & coffee shop. The property is of traditional brick construction with a traditional glazed shop front. Internally, the accommodation provides a front retail section / seating area with storage and WC to the rear. There is a large open plan room previously used for children’s parties on the first floor alongside a kitchen area. There is also a small office / storage area on the second floor. There is a small rear yard for bin storage. The property could be suitable for a variety of different uses, subject to the necessary permissions.

ACCOMMODATION

The property includes the following net internal areas:

Name	M²	Ft²
Ground floor	95.53	1,028
First floor	72.68	782
Second floor	26.65	287
Total	194.86	2,097

TERMS

The property is available to rent at £25,000 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 Valuation List is as follows:

Rateable Value	£
Cafe and Premises	£12,500

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 “D”.

VAT

All figures are exclusive of VAT.

