

GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

TO LET



TO LET

565 DURHAM ROAD, LOW FELL, GATESHEAD NE9 5EY

- Popular retail location
- Previously used as a hot food takeaway
- Includes kitchen equipment
- Excellent local amenities
- Good internal specification

ANNUAL GUIDE RENT—£15,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	79.71 m ² / 858 ft ²
Availability	Immediate Occupation
Rateable Value	£9,500
Service Charge	Available upon request
EPC Rating	E

KEY CONTACT(S)

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LOCATION

The property is located on Durham Road (A167), the main urban throughfare 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.

DESCRIPTION

The property occupies an end of terrace providing ground floor retail space previously used as a hot food takeaway. The property is of traditional brick construction with windows and an entrance door. Internally there is a front retail service area with kitchen and storage spaces to the rear.

ACCOMMODATION

The property includes the following net internal areas:

Name	M ²	Ft ²
Total	79.71	858

TERMS

The property is available to rent at £15,000 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	£
Shop and premises	£9,500

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

The landlord requires a contribution towards their 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.

