

## TO LET

Units 7 and 8 Jackson House, Jackson Street, Gateshead, NE8 1ED



### High Profile Retail Unit

3,100 - 13,213ft<sup>2</sup>

(1,227.54m<sup>2</sup>)

- Prime Retail Location
- Available from 3100ft<sup>2</sup>
- Large amount of storage space
- Double fronted retail
- Great public transport links

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### Location

Gateshead is situated to the South of Newcastle upon Tyne on the River Tyne. The property is situated within the town centre, occupying a prominent position on Jackson Street. The location benefits from excellent transport links lying adjacent to Gateshead Interchange which provides rail and bus links.

Trinity Square Shopping Centre lies directly to the rear of the property. This mixed-use scheme which provides approximately 650,000ft<sup>2</sup> of retail and leisure accommodation.

Nearby retailers:

- Pure Gym
- Argos
- Tesco
- Specsavers

### Description

The retail premises have the benefit of the following:

- Glazed frontage
- Double fronted shop window
- W/C facilities
- Tiled flooring
- Ample storage space
- Kitchen
- First floor office space

### Accommodation

The property comprises the following net internal areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	954.15	10,270
First Floor	273.39	2943
<b>Total</b>	<b>1,227.54</b>	<b>13,213</b>

The unit is available from 3,100 sqft.

### Tenure

The property is available to let on a new full repairing and insuring terms for a term of years to be agreed.

### Rent

The overall quoting rent is £70,000 per annum.

Smaller Unit - £30,000 per annum.

Larger Unit - £45,000 per annum.

### Business Rates

Upon application.

### Service Charge

A service charge is payable which covers the landlord's costs in maintaining the structural elements of the property and insurance.

### EPC

The property has an EPC rating of C 63.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Code of Practice

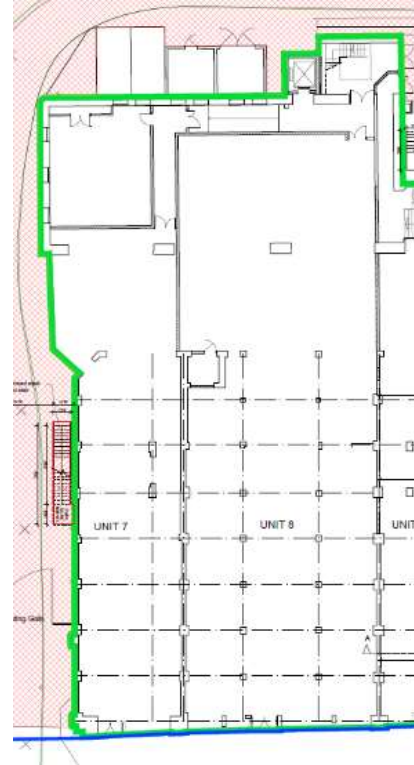
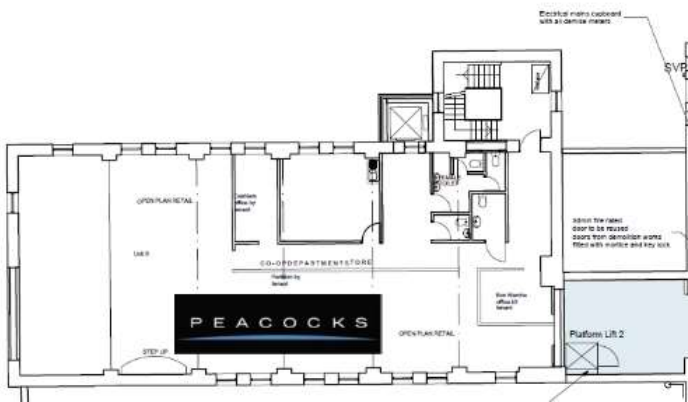
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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