



## Retail Unit

1,123ft<sup>2</sup> (104.32m<sup>2</sup>)

- Prime Retail Location in Gateshead Town Centre
- Ground Floor and first floor ancillary space
- Partly fitted out with new flooring
- Rear storage space
- Great public transport links

For further information please contact:

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## TO LET

41 Jackson Street, Gateshead,  
NE8 1EE

### Location

The property is located on Jackson Street in Gateshead which is one of the town's main shopping thoroughfares. The property is situated close in proximity to the new Trinity Square development which consists of a number of shops, university halls of residence, Tesco Superstore, and a Vue Cinema.

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:

- Secure shutter fronted windows
- W/C facilities
- Ample storage space
- Ground floor retail space
- Rear entrance
- Partly fitted out

### Accommodation

The property comprises the following net internal areas:

	M <sup>2</sup>	Ft <sup>2</sup>
First Floor	30.77	331
Ground Floor Sales	73.55	792
<b>Total</b>	<b>104.32</b>	<b>1,123</b>

### Tenure

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

### Rent

£17,500 per annum exclusive of VAT, rates and service charge.

### Rateable Value

The property currently has a rateable value of £13,000 (1<sup>st</sup> April 2023), giving rates payable of £6,487 (£5.78psf payable). Qualifying businesses may be entitled to Small Business Rates relief of around 66.667%.

### 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 60.

### Legal Costs

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



## TO LET

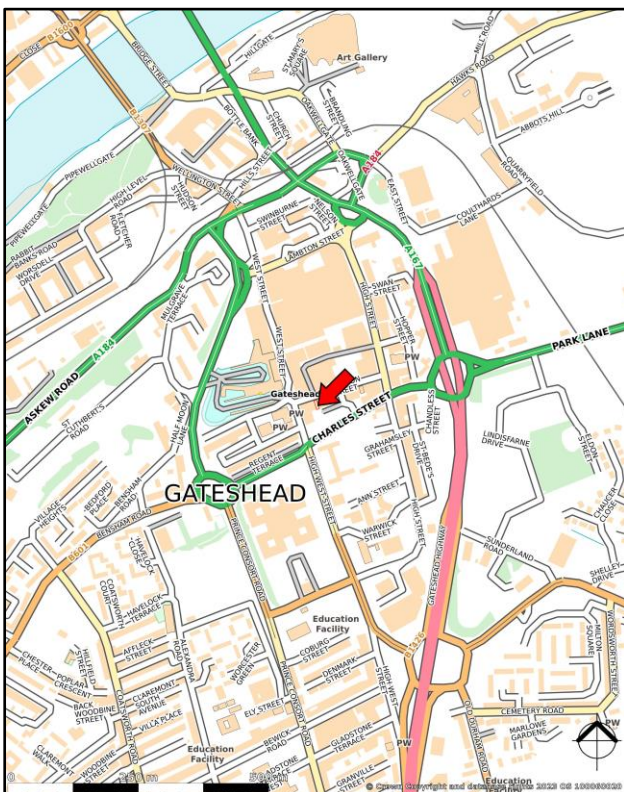
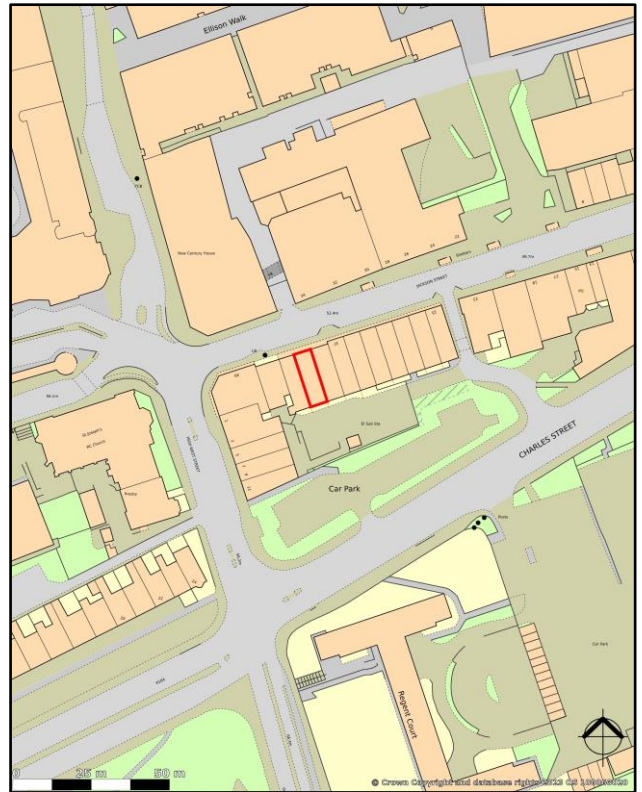
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### Code of Practice

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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### 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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