

## TO LET

Unit 4, New Century House , West Street,  
Gateshead, Tyne and Wear, NE8 1HR



## Retail Accommodation

1,609 Sq Ft (149.48 Sq M)

- Prime location in Gateshead
- Glass fronted retail unit
- Great transport links
- Former Shoezone Unit

For further information please contact:

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### Location

Gateshead is situated approximately 500m to the South of Newcastle upon Tyne on the banks of 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 of retail and leisure accommodation.

### Description

The property has a large ground floor retail premise, and first floor office, kitchenette and storage accommodation. The property is in a prime retail location just off Gateshead's main high street.

- The premises benefits from :
- Glazed frontage
- Wooden flooring
- Ample storage space
- Suspended ceilings

### Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
Ground Retail	1,047	97.27
First Floor	561	52.12
<b>Total</b>	<b>1,609</b>	<b>149.48</b>

### Rent

£21,000 Per Annum

### Service Charge

Available Upon Application

### EPC

Available Upon Application

### Rateable Value

The property has a rateable value of £21,500 making rates payable £8.59psf.

### Legal Costs

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

### VAT

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

### 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.

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