

TO LET

14 Kensington Terrace, Dunston, Gateshead
NE11 9SL



Office/Retail Unit

420 - 800 Sq Ft (39.02 - 74.32 Sq M)

- Great location in Dunston
- Refurbished space
- Ground and First floor accommodation
- New Lease available
- Rear property access

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Location

The property is prominently situated on Kensington Terrace in Dunston, a well-connected area of Gateshead. It benefits from excellent transport links, with convenient access to the A1 motorway and proximity to Dunston Train Station, providing regular services to Newcastle and surrounding areas.

The surrounding area is predominantly residential, contributing to a steady flow of local foot traffic. Additionally, recent and ongoing residential developments nearby are expected to further enhance the area's vibrancy and customer base, making this an attractive location for retail, office, or service-oriented businesses.

Description

This well-maintained commercial property offers a clean and functional layout, featuring carpeting throughout. It is fully equipped with perimeter wall sockets, electric heaters, and energy-efficient LED lighting, providing a comfortable and cost-effective working environment.

The premises include two WCs and a kitchen area, ensuring convenience for staff and visitors. Rear access adds practicality for deliveries or additional entry, while the full-width glass frontage enhances visibility and natural light. For added security, the frontage is protected by a roller shutter.

This property is ideal for a variety of retail or office uses, offering a ready-to-occupy space in excellent condition.

Terms

The property is available by way of a new FRI lease.

Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
First Floor	380	35.3
Ground Floor	420	39.02
Total	800	74.32

Rent

£12,000 Per Annum

Building Insurance

There will be a building insurance premium payable. More information available on request.

EPC

Available upon request.

Rateable Value

Available upon request.

Legal Costs

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

VAT

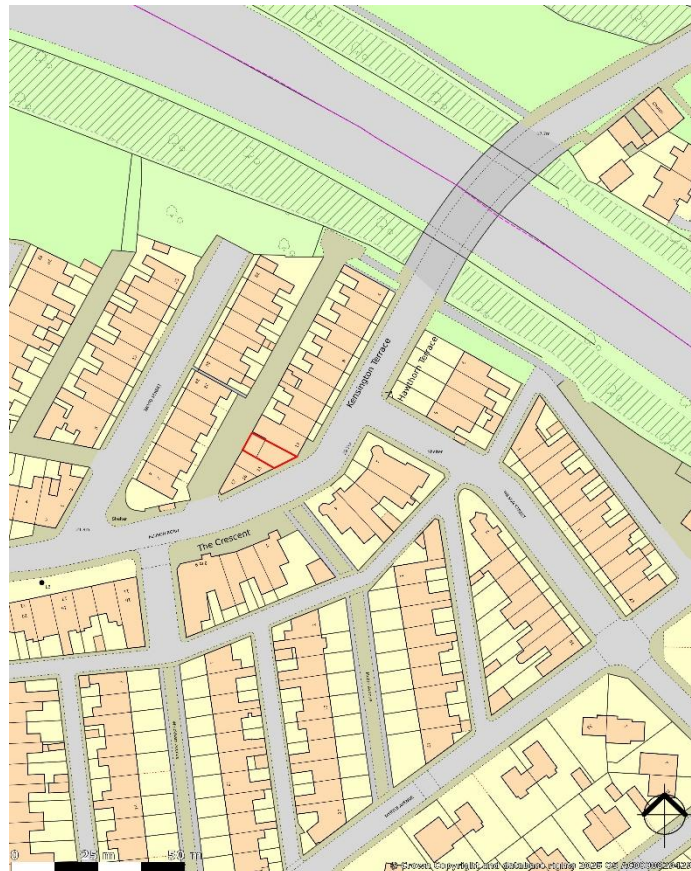
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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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