



Retail Unit

1,812 Sq Ft (168.26 Sq M)

- Self-contained unit
- Prime retail location in Gateshead
- Excellent transport links
- New Lease available
- Large first floor storage.

For further information please contact:

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TO LET

31 Jackson Street, Gateshead,
Tyne and Wear, NE8 1EE

Location

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

Description

The property is situated on the south side of Jackson Street close to the Gateshead Interchange, offering excellent transport links.

The property consists of a ground floor unit with a large storage area on the first floor. It benefits from WC and kitchen facilities. There is also a door at the back of the unit providing rear access to small loading area/car park.

Accommodation

The property has been measured and comprises the following area:

	Sq Ft	M2
First Floor Storage	873	81.06
Ground Floor Sales	939	87.20
Total	1,812	168.26

Rent

£17,500 per annum.

Building Insurance

The Building Insurance premium is £2,928.13.

Service Charge

The current service charge budget is £1,170.04.

EPC

The Property has an EPC rating of C71.

Rateable Value

According to the VOA website the RV is £14,000.

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.

Anti-Money Laundering

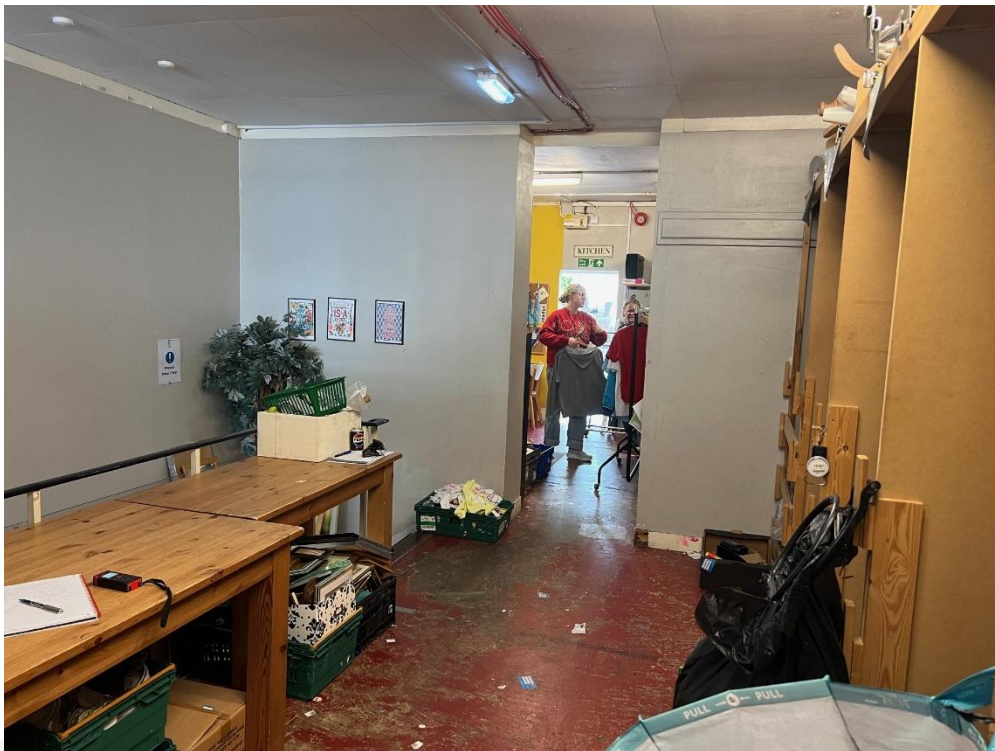
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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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