

to let



The industrial property specialists

**UNIT 304
OLD DURHAM ROAD
DECKHAM
GATESHEAD
NE8 4BQ**



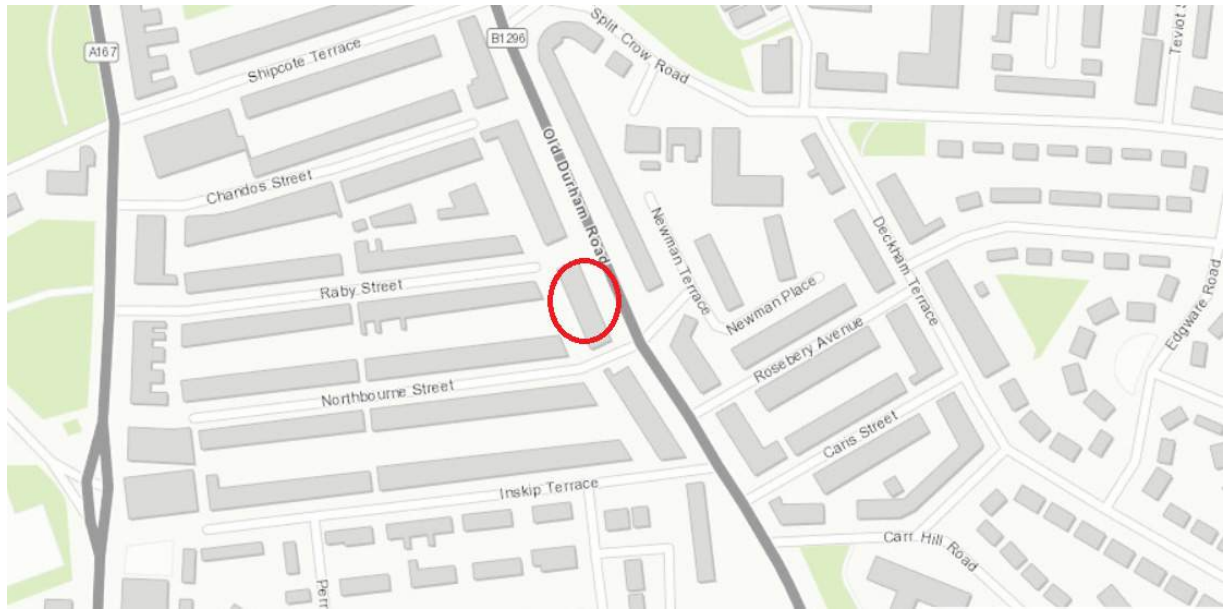
- **GROUND FLOOR RETAIL UNIT WITH LARGE REAR GARAGE**
- **BUSY MAIN ROAD FRONTAGE**
- **ESTABLISHED LOCATION**
- **NIA – 89.30 M² (961 SQ FT)**
- **COMPETITIVE RENT / FLEXIBLE TERMS**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





**304 Old Durham Road,
Gateshead**

Frew Pain & Partners
The Industrial property specialists

FIND
Scale 1:9,546
Date 09/09/14
Ordnance Survey

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LOCATION

The property is located on Old Durham Road, Gateshead, within the main shopping area of Deckham.

Its location benefits from excellent passing traffic and footfall, with a wide selection of other retail users close by.

Formally the accommodation has been used for a selection of uses, including Estate Agency, office & beauty therapist. Any other uses can be considered, subject to planning permission.

The surrounding area is principally residential with both retail and leisure activity.

The exact location is shown on the attached plan.

DESCRIPTION

The premises offer a ground floor retail unit offering front sales / reception with rear offices and garage.

Internally the property is fitted out to a good standard, with carpet and suspended ceiling with recessed lights.

To the rear is a small kitchen area and single WC facilities.

Access to the garage is via the rear lane (roller shutter), with internal steps to the shop.

ACCOMMODATION

From onsite measurements the property has the following NIA:

| | |
|---|--|
| Ground floor Shop (inc office and Kitchen) | 54.30m ² |
| Rear Garage | 35.00m ² |
| TOTAL (GIA) | 89.30 M² (961 SQ FT) |

SERVICES

We understand that all mains services are connected with the inclusion of a security alarm system and roller shutter to the front.

(All interested parties should satisfy themselves in respect to these).

BUSINESS RATES

From verbal discussions with the Local Rating Authority we understand that the unit has an RV assessment of RV £3,250.

All interested parties should make their own investigations as to the rating liability.

TENURE

Leasehold

The unit is available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rent of £7,500 pa.

Incentives are available subject to lease term and covenant.

A rent bond equivalent to 3 months may be required.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

VAT

All figures are quoted exclusive of VAT but will be liable to VAT.

VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

April 2018