

# to let

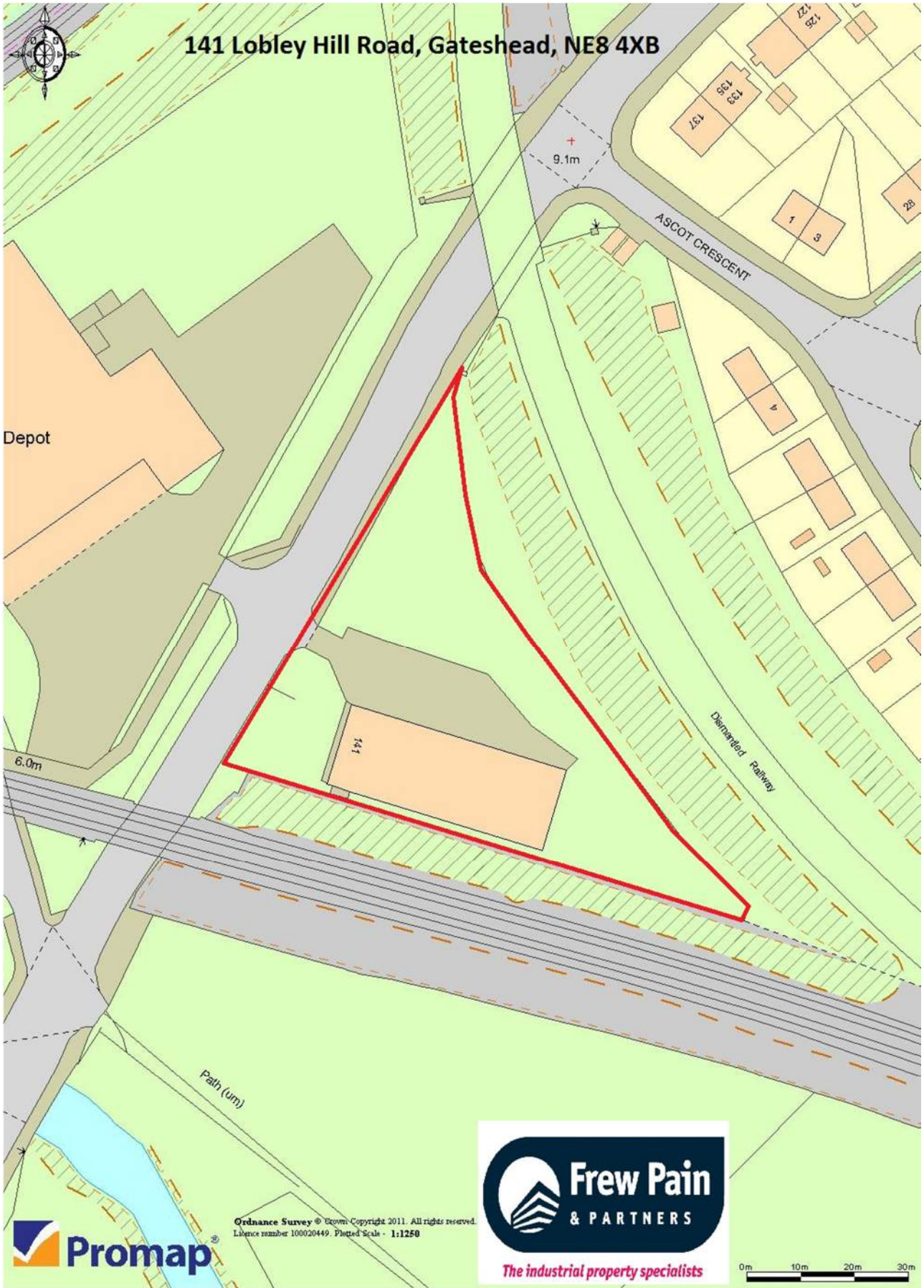
## 141 LOBLEY HILL ROAD GATESHEAD NE11 0AJ



- **FORMER CAR SALES / VEHICLE HIRE FACILITY OFFERING WORKSHOP, FORECOURT SALES AND STORAGE.**
- **HIGH VISIBILITY SITE WITH EXCELLENT FRONTAGE ONTO BUSY ROAD.**
- **GIA - 705.30 M<sup>2</sup> (7,592 SQ FT).**
- **TOTAL SITE AREA 0.33 HECTARES (0.81 ACRE) OR THEREABOUTS**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION.**
- **RENT FROM £50,000 PER ANNUM**



141 Lobley Hill Road, Gateshead, NE8 4XB



Ordnance Survey © Crown Copyright 2011. All rights reserved.  
Licence number 100020449. Plotted Scale - 1:1250



## LOCATION

The site and premises are located on Lobley Hill Road which lies a short distance away from the A1 Western Bypass and the well-established Team Valley Trading Estate.

This location benefits from a high level of passing traffic and excellent communication links to the A1 which lies several minutes' drive.

The surrounding area is of mixed use, offering residential commercial and retail activity.

All local amenities and services are situated a short distance away in Gateshead Town Centre.

Exact location is shown on the attached plan.

## DESCRIPTION

The subject premises comprise of self-contained car sales / workshop facility with internal two storey integral office accommodation.

Externally there is a large forecourt sales area with secure rear storage yard area.

The building has planning permission to convert into a showroom (full details upon request).

The premises are constructed of a concrete portal frame with brickwork elevations and insulated profile clad roof over. Vehicular access to the workshop is via two automatic roller shutter doors.

The integral two storey office accommodation offers a 'service check-in' desk reception, various

cellular offices and WC facilities along with kitchen and stores.

Formerly a car sales and vehicle hire operation there is excellent main road frontage and tarmacadam forecourt sales area.

## ACCOMMODATION

From onsite measurements the premises have the following GIA Areas:

Workshop	504.50m <sup>2</sup>
Office (ground & first)	200.80 m <sup>2</sup>

**Total GIA: 705.30m<sup>2</sup>  
(7,592 sq ft)**

**Total Site Area:  
0.33 Ha (0.81 acre) or  
thereabouts.**

## SERVICES

The site and premises benefit from all mains services, with the exception of mains gas.

Various items of plant and machinery will be remaining with the vehicle workshop which can be used or removed.

The site also has an operational CCTV installed.

(It is recommended that all interested parties contact the Local service provides to ensure that the services are operational.)

## BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises are assessed at RV £19,000.

It is recommended that all interested parties contact the

Local Authority to confirm these figures

## TENURE

The site and premises are available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a rental in the region of £50,000 p.a.

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

## Or joint agents

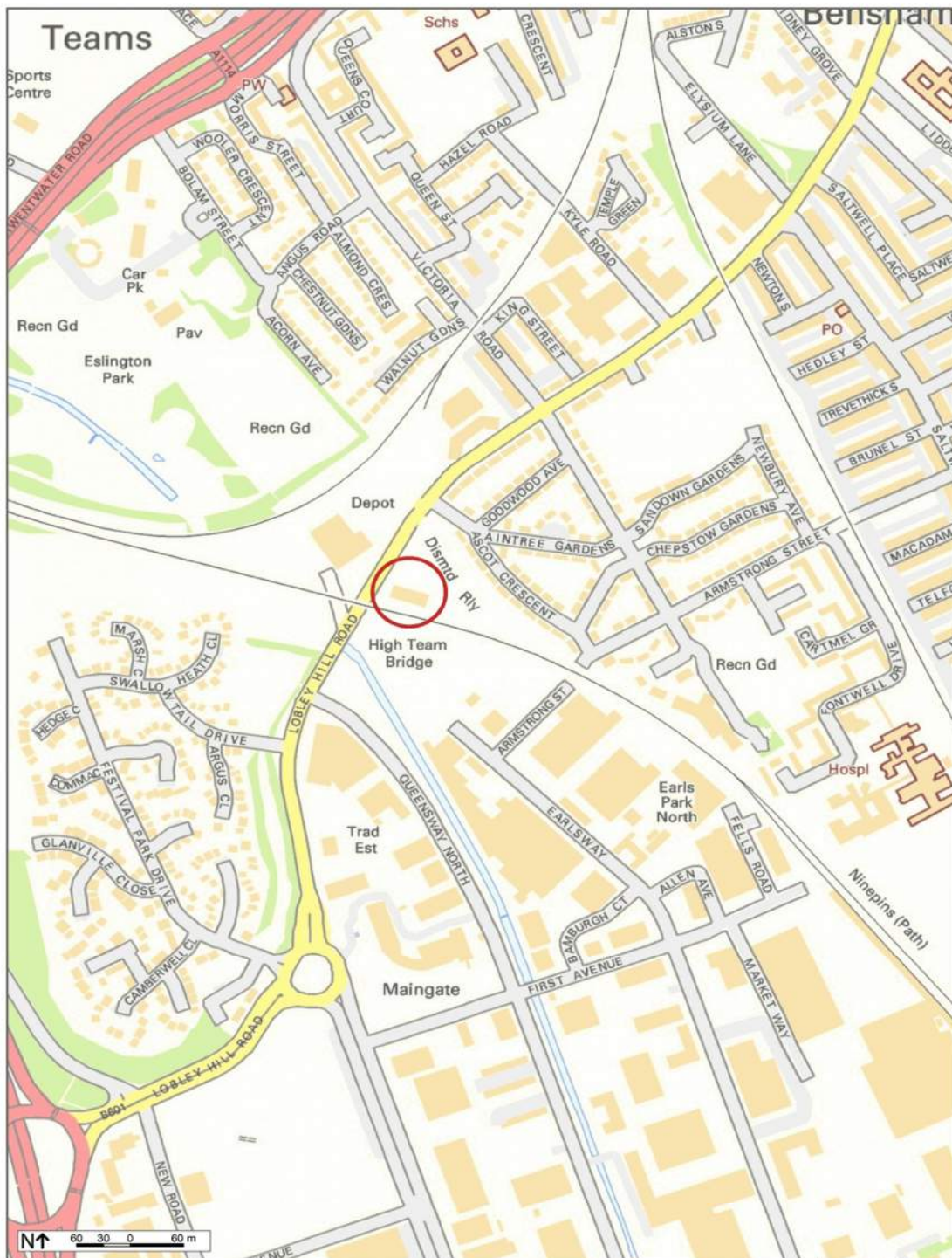
**Andrew Carphin (@retail)**

**Tel: 07813 181374**

**Email: [andy@atretail.co.uk](mailto:andy@atretail.co.uk)**

**August 2011**





141 Lobley Hill Road, Gateshead,  
NE8 4XB



**FIND**  
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:6,000  
Date 19/08/11

Ordnance Survey

© Crown Copyright 2011. All rights reserved. Licence Number 100047514

F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**IMPORTANT NOTICE:** FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1991:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.