

to let



The industrial property specialists

NO.12 TALBOT TERRACE BIRTLEY GATESHEAD DH3 2PQ



- **PROMINENT END TERRACE RETAIL SHOP**
- **NIA : 47.68M² (513 SQ FT)**
- **HIGH VISIBILITY AND PASSING TRAFFIC**
- **INCENTIVES AVAILABLE, SUBJECT TO TERM & COVENANT**
- **COMPETITIVE RENT - £9,000 PA EXC**
- **AVAILABLE MARCH 2026**

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



LOCATION

The property is located on Talbot Terrace, Birtley.

This location offers excellent access to the town centre and the wide variety of shops and facilities.

Car parking is situated close by with public transport links easily accessible.

All local services and amenities are provided a short distance away.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises of an end terrace ground floor retail unit with good frontage and passing traffic.

Internally the property provides a front sales area with rear kitchen and single WC facilities.

The accommodation was formally operated as a Hairdresser but can be used for a variety of uses (subject to relevant permissions).

Internally the shop provides UPVC double glazed shop frontage, plaster/painted walls, suspended ceilings with recessed LED lighting.

The retail unit offers excellent frontage and visibility onto Durham Road.

Externally the property has automatic security roller shutters to the front.

ACCOMMODATION

From onsite measurements the premises briefly comprise as follows (NIA):

Front Sales / Shop	43.27 m ²
Rear kitchen (Exc WC)	4.41 m ²

**TOTAL GIA: 47.68 M²
(513 SQ FT)**

SERVICES

It is understood the property benefits from all mains services, with exclusion of gas.

(It is recommended that all interested parties contact the Local service providers 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 £5,300.

It is recommended that all interested parties contact the Local Authority to confirm these figures.

TENURE

The 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 £9,000 p.a. exc.

Incentives may be available subject covenant and lease term.

A rental deposit of three months is required and will be held for the duration of the lease.

ENERGY PERFORMANCE CERTIFICATE
C-66 .

Full details upon request.

VAT

VAT will not be chargeable on the rent.

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:

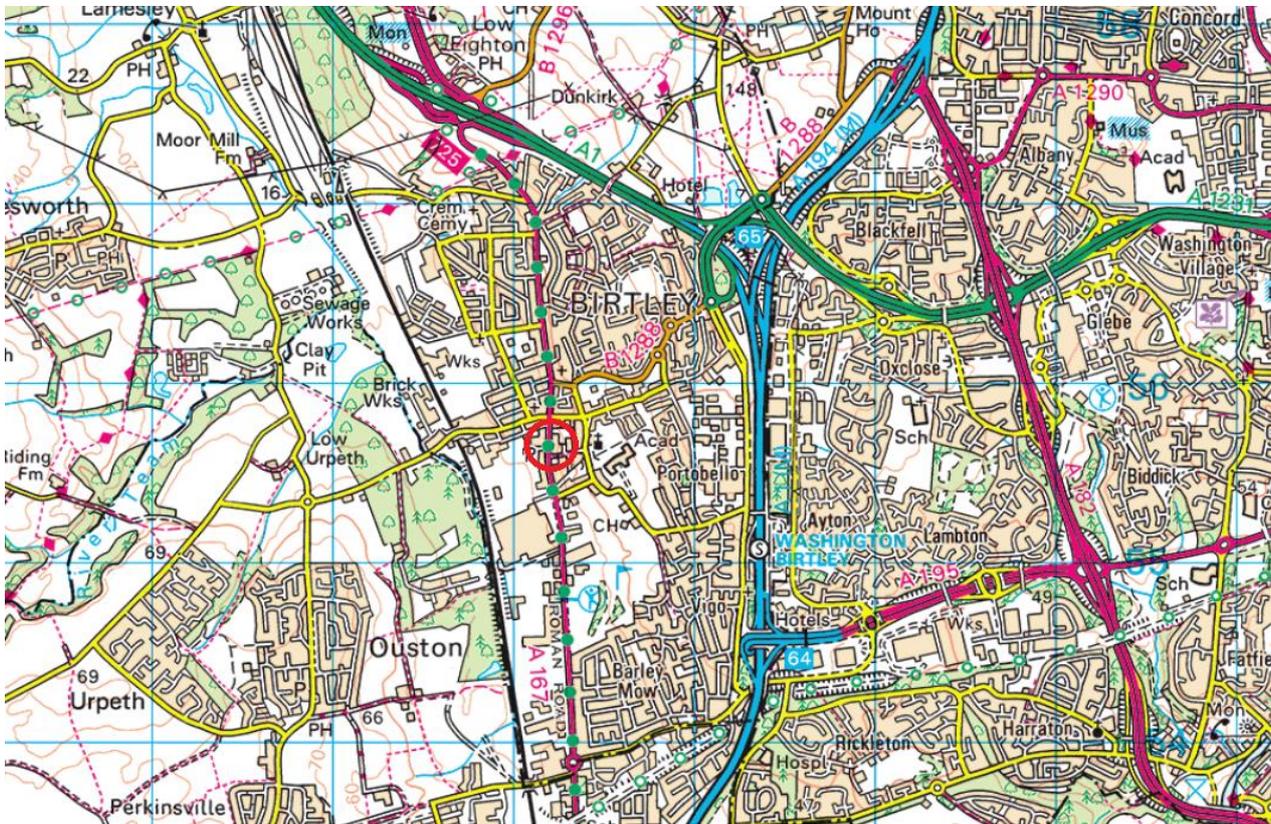
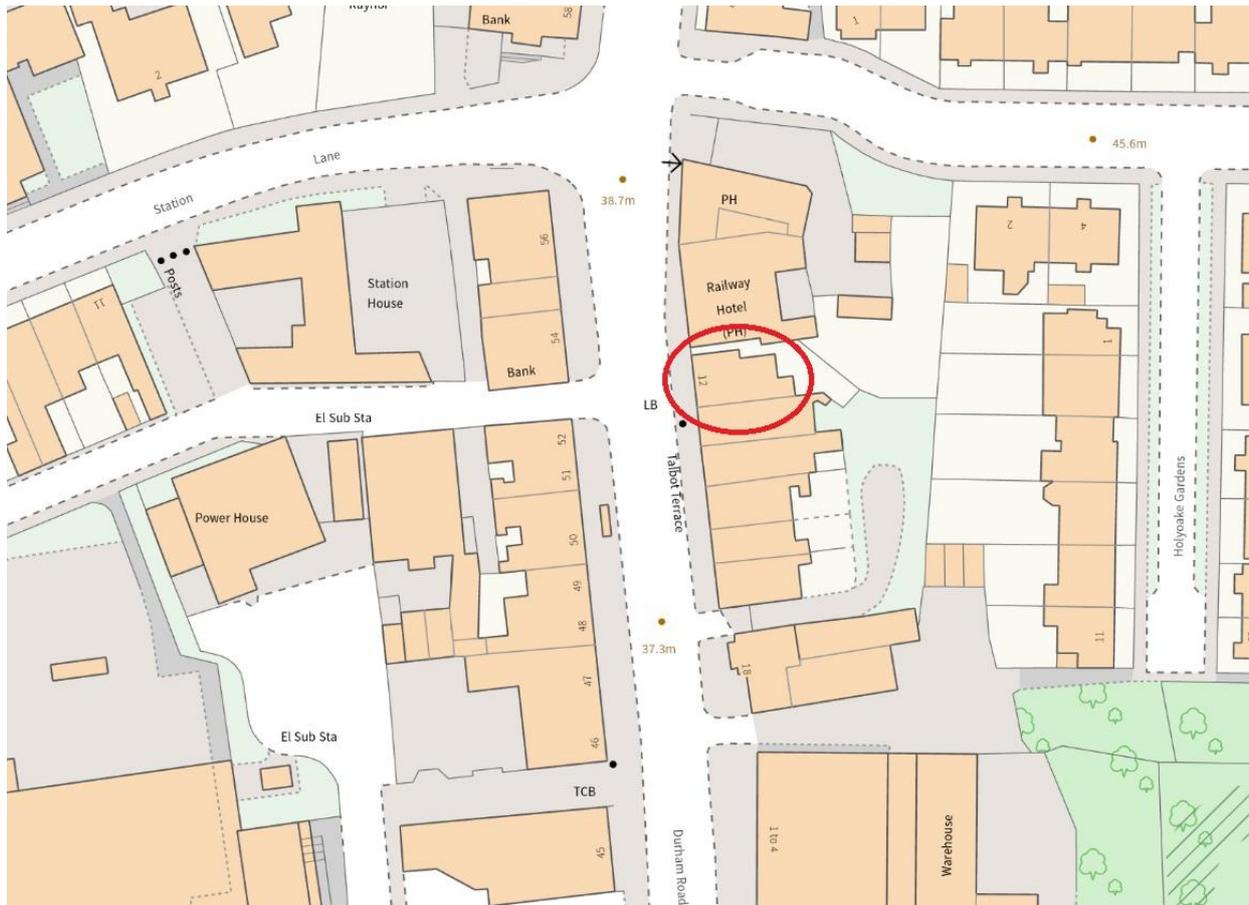
James E F Pain

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Email:

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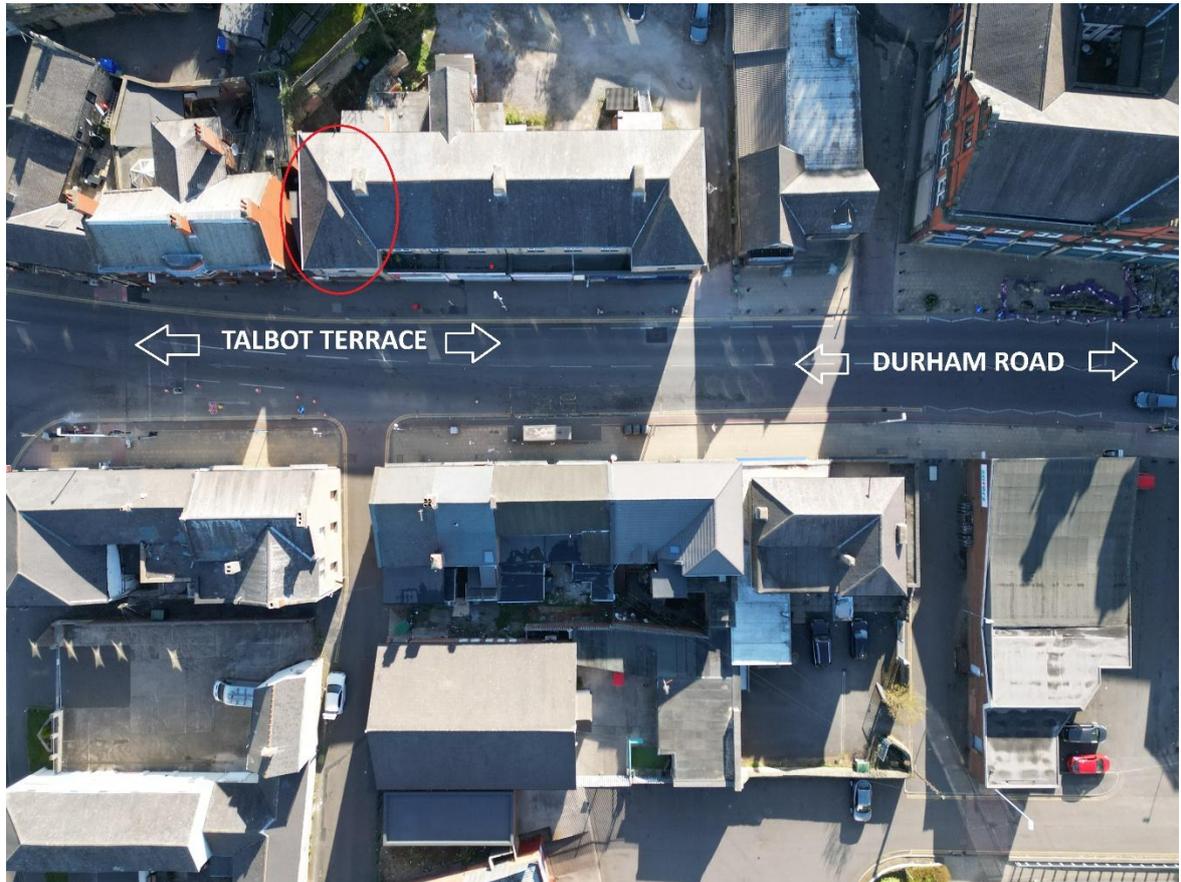
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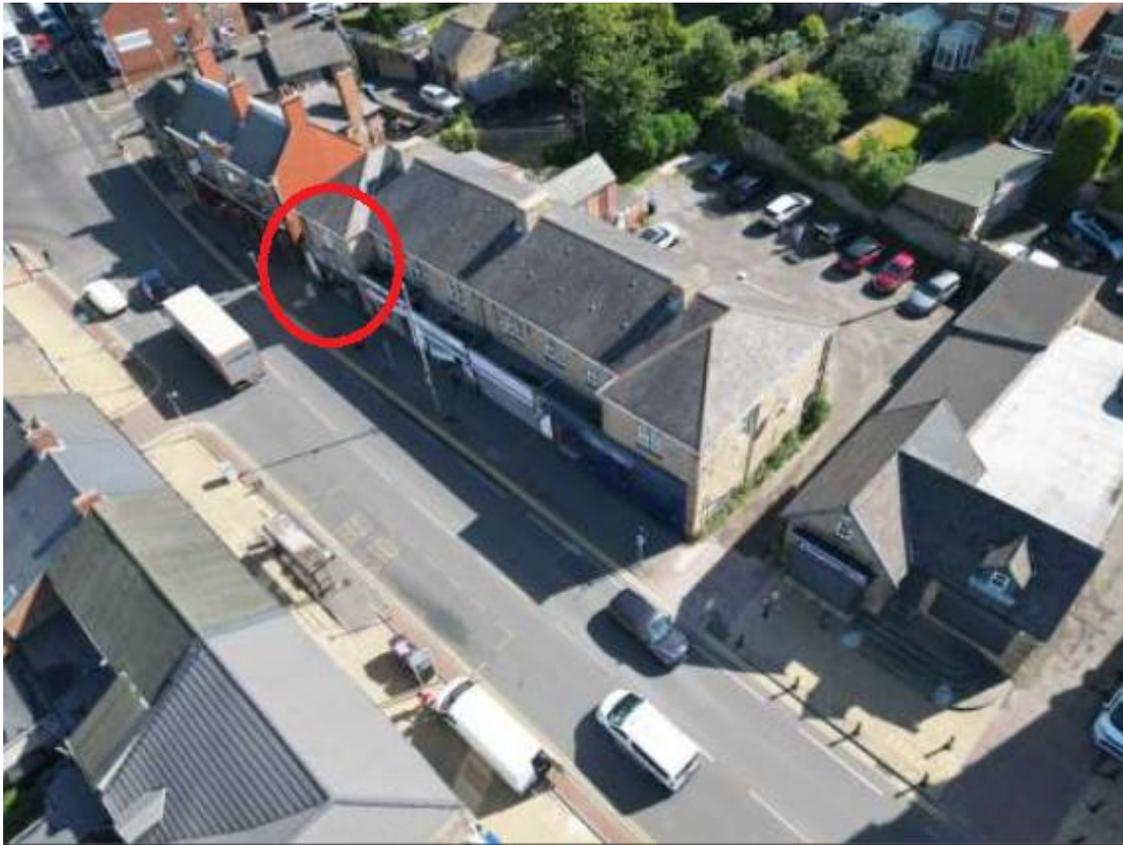
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