

to let



The industrial property specialists



UNIT 340, OLD DURHAM ROAD, DECKHAM, GATESHEAD, NE8 4BQ

- GROUND FLOOR RETAIL UNIT
- BUSY MAIN ROAD FRONTAGE
- ESTABLISHED LOCATION
- NIA – 62.20M² (670 SQ FT)
- COMPETITIVE RENT / FLEXIBLE TERMS

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 a tanning and beauty shop the accommodation can be used for a variety of different uses, subject to planning.

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

The exact location is shown on the attached plan for identification.

DESCRIPTION

The premises have recently been fully refurbished consisting of a ground floor shop with an aluminium shop front and door with full width electric roller security shutters to front.

Internally the sales area consists of front shop with rear wall removed into rear shop, providing a large sales area.

To the rear is stores, kitchen, and W.C facilities.

ACCOMMODATION

From onsite measurements the property has the following NIA:

Ground floor Shop (inc stores and Kitchen) 62.20m² (670 sq ft)

SERVICES

We understand that all mains services are connected with the inclusion of a security alarm system.

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

RATEABLE VALUE

From verbal discussions with the Local Rating Authority we understand the premises are assessed at RV £2,300.

(All interested parties should satisfy themselves with these figures).

TERMS

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

RENT

£6,000 pa

LEGAL FEES

The incoming tenant will be responsible for the landlords reasonable legal fees involved in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

August 2016

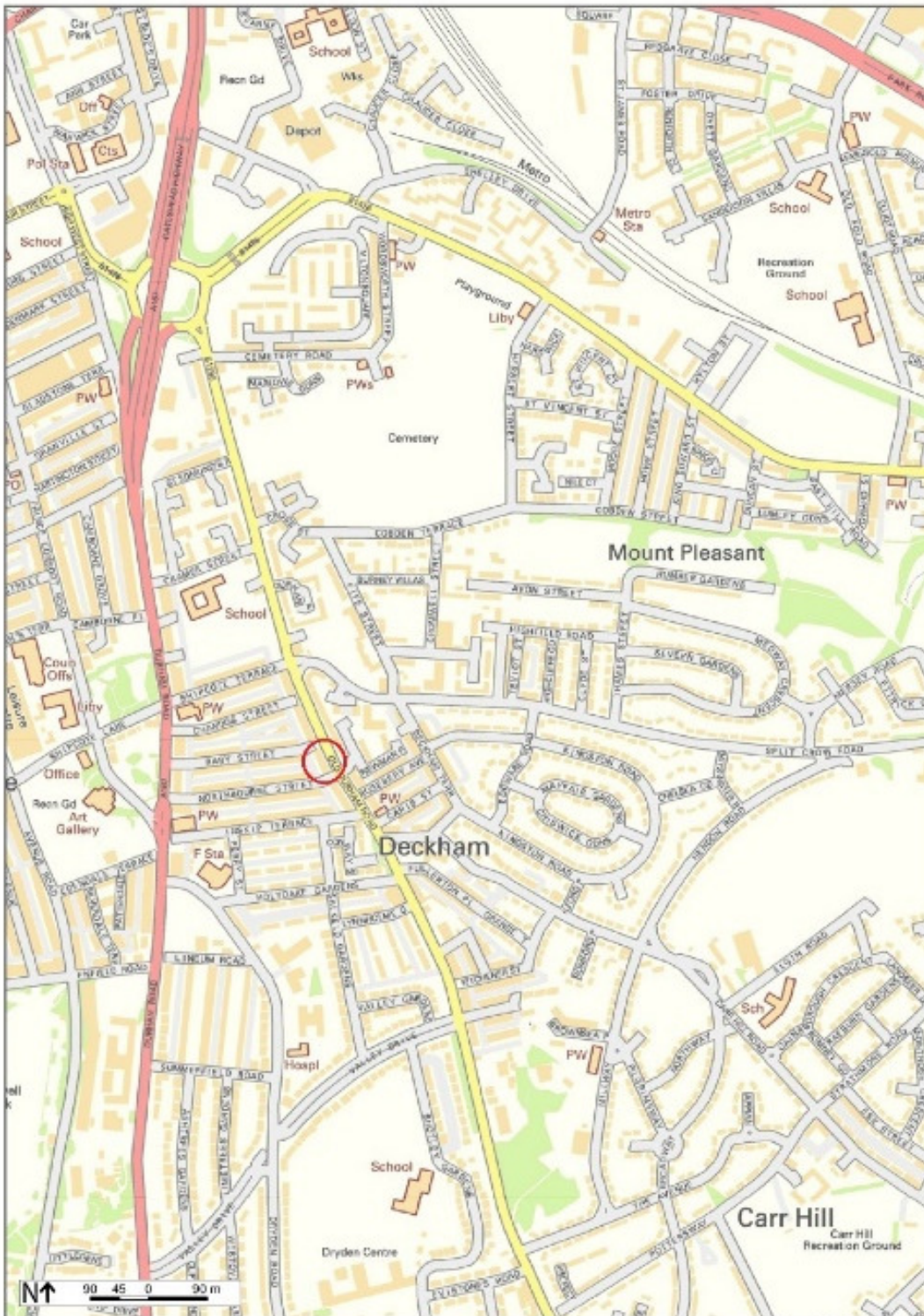
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FIND
PROFESSIONAL PROPERTY INTELLIGENCE

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