

To Let

203 High Street
Gateshead
NE8 1AS

September 2017



- Ground Floor Retail Unit with First Floor Offices
- Self contained Ground Floor Retail Unit
- Self Contained Upper Floor Offices
- Available as a Whole or Individually

Location

The offices are located on one of the prime Streets within Gateshead Town Centre, set adjacent to the new Trinity Square Town Centre Shopping Centre.

The offices are located close to an abundance of public transport amenities including Gateshead Interchange which connects bus and metro links.

Description

The premises comprise a ground floor unit which has been subdivided to create a series of internal meeting rooms. To the rear is a small kitchen area with adjoining WC facilities.

The upper floor benefits from a separate entrance to the first and second floor office accommodation which provides a mix of open plan and cellular accommodation.

Accommodation

The accommodation briefly comprises of the following approximate areas:

Ground Floor Retail Unit	85.76 sq m	(923 sq ft)
First Floor Office	78.51 sq m	(845.08 sq ft)
Second Floor	85.6 sq m	(921.39 sq ft)

Tenure

The accommodation is held on a full repair and insuring lease for a term to expire 24 February 2019.

Sublease on retail unit for a term to be agreed.

Rent

The passing rent is £23,750 pax for the whole. Rent on ground floor available upon request.

Rateable Value

The valuation office website shows a Rateable Value of £11,250 for whole of the subject property

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction.

EPC

The property has an EPC rating of D 96

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.



For further information or an appointment please contact:

Tony Wordsworth

0191 269 0508

tony.wordsworth@avisonyoung.com

Avison Young

Central Square South, Orchard Street, Newcastle upon Tyne NE1 3AZ

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