

retail in NE8

Durham Road, Gateshead
Tyne and Wear, NE8 4JR

£185,000 Asking Price

- ✓ Retail and Residential
- ✓ Freehold
- ✓ Retail Let £5,640pa expiring 2032
- ✓ Three Bed Flat
- ✓ Very Good Condition

COMMERCIAL



Summary

- Property Type: Retail - Parking: On Street Price: £185,000

Description

Two storey mid terrace mixed use property. Ground floor tenanted retail unit, let to a Hot Food Takeaway with lease expiring 2032, current rent £6,540 per annum and three yearly rent reviews. Separate access to a three bedroom residential flat currently owner occupied in very good condition.

Location

The subject property is located on Durham Road, Gateshead. Gateshead lies approximately four miles south of Newcastle and nine miles east of Sunderland. The area benefits from a reasonable level of services and facilities and good levels of footfall and passing trade.

Accommodation

Ground Floor Hot Food Takeaway
Main Shop/Kitchen Area: 25.02sqm (269.31sqft)
Storage Area 1: 12.59sqm (135.52sqft)
Storage Area 2: 4.19sqm (45.1sqft)
Sub Total Approximate NIA: 41.8sqm (449.93sqft)

Residential accommodation
Ground Floor
Kitchen/Dining: 19.39sqm (208.71sqft)
First Floor
Lounge: 16.4sqm (176.53sqft)
Bedroom 1: 16.32 sqm (175.67sqft)
Bedroom 2: 5.78sqm (62.22sqft)
Bedroom 3: 7.04sqm (75.78sqft)
Bathroom: 6.53sqm (70.29sqft)
Rear Yard
External Storage: 10.23sqm (110.11sqft)
External Toilet: 1.26sqm (13.56sqft)
Sub Total Approximate NIA: 82.95sqm (892.87sqft)

Total Approximate NIA: 124.75sqm (1,342.8sqft)

Lease Terms

Ground Floor rented to hot food takeaway lease expiring June 2032. Current rent is £6,540 with a recent rent review, June 2018. Rent reviews every three years following.

Tenure

Freehold

Rateable Value

The adopted rateable value is £3,600 as effective from 01 APRIL 2017.
Source: www.voa.gov.uk.

EPC

We await EPC for this property.

VAT

We are advised that VAT is not payable on this transaction.

Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Durham Road, Gateshead, Tyne and Wear, NE8 4JR

Contact your local branch today for more information on this property:

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, Fax: 0191 4821716, www.pattinson.co.uk

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