

## TO LET

## 566 DURHAM ROAD, GATESHEAD, NE9 6HX



- Situated on the busy Durham Road with 20,000 passing vehicles a day.
- Ground Floor of 893 ft<sup>2</sup>
- Suitable for a variety of uses within "Class E"
- Private basement Garage / Ancillary Storage of 600 ft<sup>2</sup>
- Nearby operators include: Rosa Twelve, Subway, Betfred, Boots, Greggs and a wide number of local businesses.

## LOCATION / SITUATION

Gateshead is located to the South of Newcastle upon Tyne with the unit is situated on the mid-point of Durham Road, the principle A road running through Gateshead and linking Newcastle and Gateshead directly with the A1M, and with an average daily traffic flow of over 20,000 vehicles.

The unit is surrounded by a mixture of local businesses, and is ~100m from the main retail core where Coop Food, Savers, Costa, Greggs are present.

## ACCOMMODATION

A split-level property arranged over ground and basement floors only:

|                       |                   |                      |
|-----------------------|-------------------|----------------------|
| Ground Floor          | 83 m <sup>2</sup> | 893 ft <sup>2</sup>  |
| Ground WC             | 4 m <sup>2</sup>  | 43 ft <sup>2</sup>   |
| Basement Garage/Store | 58 m <sup>2</sup> | ~600 ft <sup>2</sup> |

## LEASE

The premises are available on a new effectively Full Repairing and Insuring basis at a rent of **£14,000 per annum** exclusive.

## EPC

Further details of the Energy Performance Certificate to follow.

## BUSINESS RATES

|                                |         |
|--------------------------------|---------|
| <b>Rateable Value</b>          | £11,750 |
| <b>2023/2024 UBR</b>           | £0.499  |
| <b>Estimated Rates Payable</b> | *£0,000 |

*\*Full Business Rates Relief available for small businesses. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

## Service Charge

There is an ad-hoc service charge for maintenance of common areas and provision of common items. Further details available upon Request.

## COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

## VIEWING

For enquiries, viewing, and general information, please contact:

**Pete Townsend**

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