

TO LET UNIT 2 ALLISON COURT, METROCENTRE, GATESHEAD, NE11 9YS



- Successful retail park/drive to location just off A1.
- Alpkit, Wed2B, Halfords, American Golf Centre, Hammond Furniture represented
- Opposite IKEA
- Within the recognised Metrocentre perimeter.

SITUATION

Allison Court is situated adjacent to the A1(M), IKEA and the Metrocentre, Gateshead, one of the busiest retail and leisure destinations in the UK.

This retail park destination hosts amongst others American Golf Centre, Halfords, Alpkit, Wed2B, Halfords and Hammond Furniture.

Established use of the premises is retail but we understand any use within Class E will be acceptable from a planning point of view.

ACCOMODATION

Arranged over ground floor only offering the following floor areas and dimensions:

Internal Width	70' 5"	21.4m
Depth	71'10"	21.8m
Gross Internal Area	5,366sqft	498.5sqm

There are customer car parking spaces available immediately to the front as part of the retail park provision.

LEASE TERMS

The premises are available on the basis of a new effective Full Repairing & Insuring lease for a term to be agreed at **£85,000 per annum** exclusive.

SERVICE CHARGE

The Service Charge budget for the unit for the year to December 2023 amounts to £5,366 excl.

EPC

The property has an Energy Performance Certificate of C A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£48,000
Rates Payable April 23/24	£23,952

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority

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:

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