

TO LET (MAY SELL)

178 / 180 High Street, Gosforth, NE3 1HX



- Suitable for a variety of uses subject to consents.
- Prominent Detached Building with Return Frontage onto the High Street
- Ground Floor 275.5 sqm (2,965 sq ft NIA) and First Floor Office / Staff / Trading 249.6 sqm (2,686 sq ft NIA)
- Access via North or South Cross Street with ample parking in the vicinity.
- Nearby operators include: **The Brandling Arms, Barca Art Bar, Sainsburys, Costa, Subway, and The Gym Group** to name a few.

SITUATION

The premises is situated in a prominent position on the affluent and popular High Street in Gosforth. It benefits from strong link to the surrounding area and Newcastle city centre, being served by bus routes and Metro Stations at both Gosforth and South Gosforth. There are a number of national retailers located nearby with a wide range of regional and local leisure operators.

ACCOMMODATION

Arranged over ground and first floors only, with a private car parking space at the rear of the property. The property provides the following areas. (NIA)

Internal Width (max)	10.7 m	35' 1"
Ground Floor Sales Area	251 m ²	2,701 ft ²
Ground Floor WC's	24 m ²	264 ft ²
First Floor Office/sales/store	236 m ²	2,536 ft ²
First Floor WC's	14 m ²	150 ft ²
Total:	525 m²	5,651 ft²

LEASE

The premises are available on a new FRI lease for a term to be agreed, subject to vacant possession. This at a commencing rent of **£60,000 per annum** exclusive.

Our client may consider sensible freehold proposals for the building by way of an offer.

BUSINESS RATES

Rateable Value	£52,000
2023/2024 UBR	£0.512
Estimated Rates Payable	£26,624

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

Energy Performance Certificate

The properties EPC is 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.

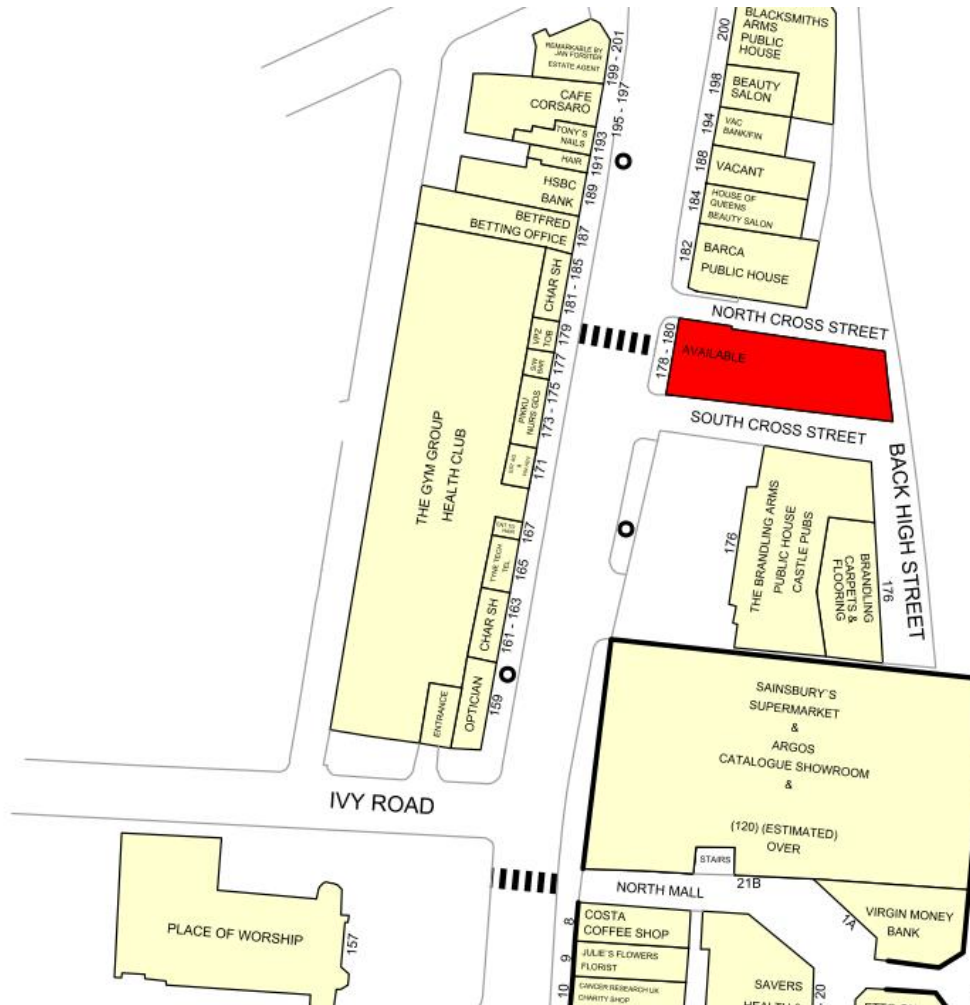
VIEWING

For enquiries, viewing, and general information, please contact @retail or our joint agent Andrew Chandler at Dunlop Heywood.

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