

TO LET Unit 9

2,495 sq ft (233 sq m)



Metrocentre | Gateshead | NE11 9YS

- + **Successful** retail park
- + **Drive to** location just off A1
- + Opposite **IKEA**
- + **Within** the recognised Metrocentre perimeter
- + **Restaurant Uses** will be considered

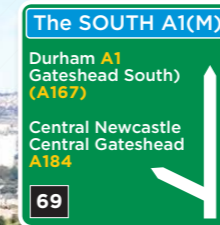


Situation

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.

Occupiers

- 6 J & S Motorcycle Clothing
- 5 Halfords
- 4 Fitness Superstore
- 3 American Golf
- 2 **UNIT AVAILABLE**
- 1 Hammond Furniture
- 7 Alpkit
- 8 Longlox Salon
- 9 **UNIT AVAILABLE**
- 10 Wed2B
- 11 Wed2B



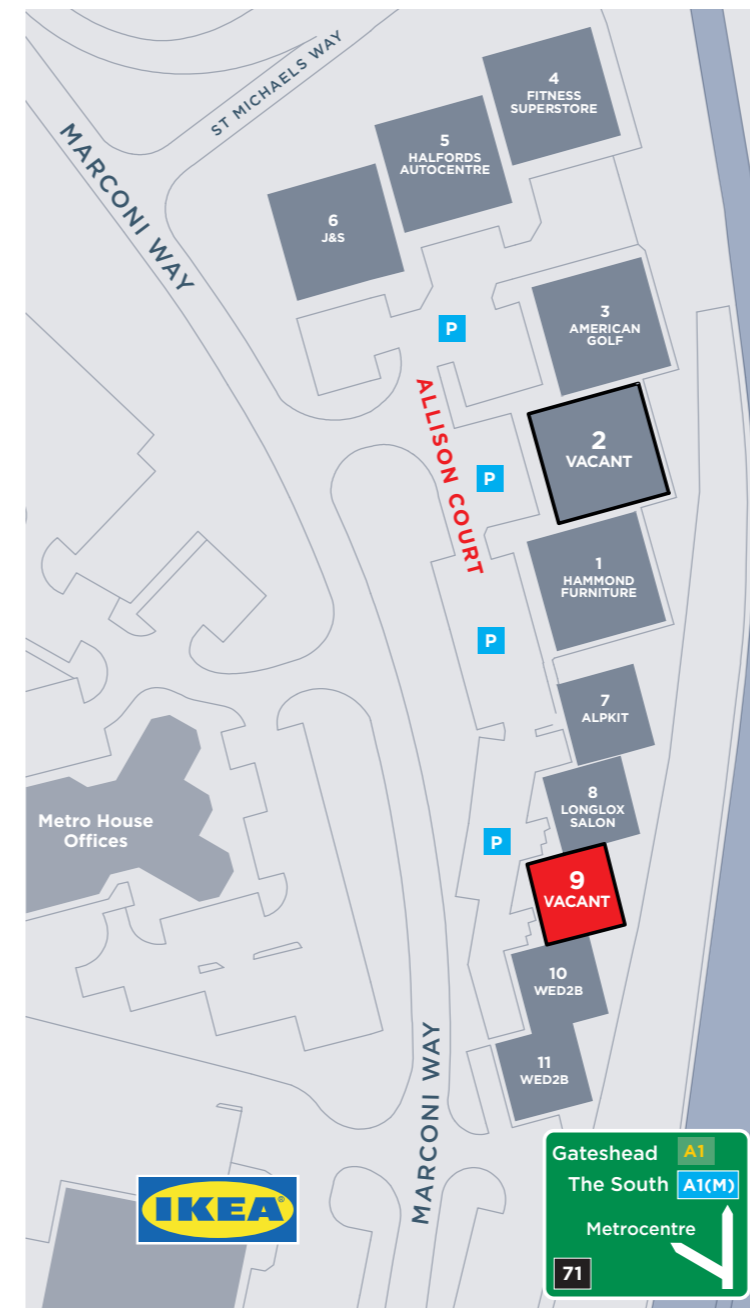


A prime drive to location with superb retail accommodation, on-site carparking within an established landscaped setting.





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



Lease terms

The premises are available on the basis of a new Full Repairing & Insuring lease via a service charge for a term to be agreed at a rent of £37,500 per annum exclusive.

EPC

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

Business rates

Rateable Value	£20,750
Rates Payable April 24/25	£10,354

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

Service charge

Currently around £1.95 psf for estate maintenance.

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.



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Accommodation

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

Internal Width	52'	15.9m
Depth	49'	14.95m
Gross Internal Area	2,495 sq ft	233 sq m

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



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Viewing

For enquiries or to arrange a viewing please contact:



ANGUS : THURLBECK PROPERTY CONSULTANTS

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