

TO LET Gym/Studio/Health Unit - McCracken Park, Great North Rd, Gosforth, NE3 2DT



Former Gym and Treatment Space,
Suitable for Fitness and Wellness
Operators.

- Established trade on site.
- Flexible terms available.
- All-inclusive rent of £16,800 per annum (Rent, Utilities, Rates & Service Charge).
- Free Parking on site and benefit of fitted changing rooms and WC's.
- Situated adjacent to busy Great North Road, which sees an average daily traffic flow of ~ 24,700 vehicles.

LOCATION / SITUATION

The Unit is formally a gym and therapy treatment space and is located within the Clubhouse of Northern FC, adjacent to the busy Great North Road which sees an average daily traffic flow of ~ 24,700 vehicles.

Northern FC has a strong social media presence and is actively involved with the local community. The club has regular footfall, hosting rugby matches and training, private events, and a variety of other sporting activities daily.

The clubhouse features a terraced bar open daily and with themed nights, public squash courts, shared changing and wash facilities, and benefits from a free public car park with 53 spaces.

ACCOMODATION

Arranged over Ground Floor and benefiting from use of the adjacent fitted changing rooms & WC's, the tradeable space provides an area as follows:

Gross Internal Area	80 m ²	860 ft ²
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LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at **£16,800 per annum** inclusive of Business Rates , Service Charge and Utilities.

EPC

A full EPC certificate will be available upon request

BUSINESS RATES

No Rates payable. Business Rates are inclusive within the Rent.

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

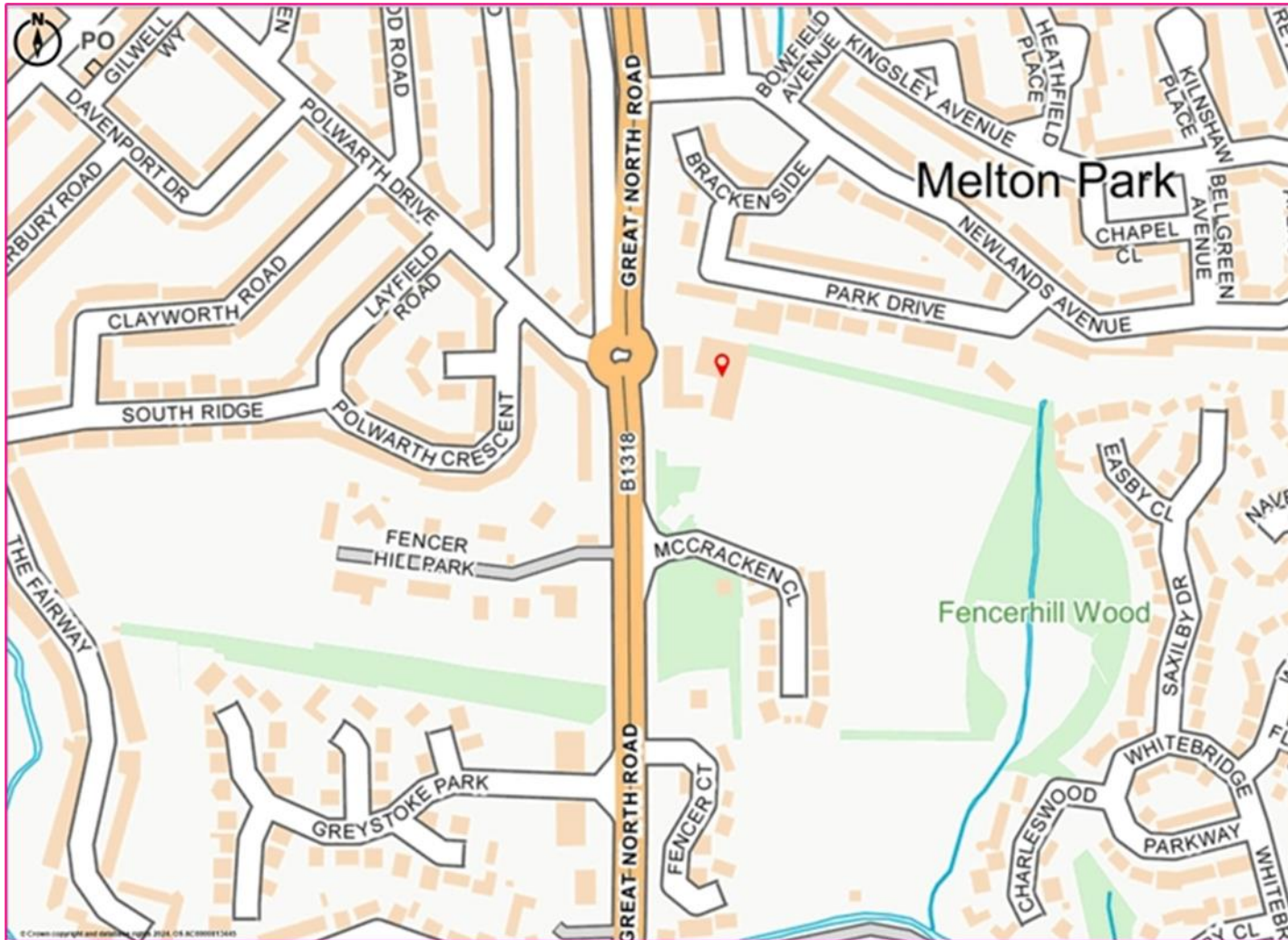
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