

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
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Gateshead  
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REF: NE1855



North East Commercial  
Property & Business Agents

## RETAIL / OFFICE UNIT TO LET

188 High Street, Gosforth,  
Newcastle upon Tyne NE3 1HD



- Retail space circa 550 sq.ft. (51 sq.m.).
- Scope to increase retail space.
- Former Ladbrokes betting office.
- Prime position in the heart of Gosforth.
- Refurbishment programme to be agreed.
- Suitable for a variety of uses.
- RENT £20,000 per annum.

# 0191 487 8566

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## Location

The shop is located on the main High Street close to its junction with Station Road and Salters Road. Gosforth is an extremely sought-after residential suburb of Newcastle approximately 2 miles due north of the City centre with good schools, public transport links and local amenities.

The location of the premises means that there are very high levels of both captive and passing trade and there is also a pay and display car park diagonally opposite the unit. Nearby occupiers include HSBC Bank, Sainsbury's, Caffè Nero and a number of popular independent coffee shops, bars and restaurants.

The unit would be suitable for a variety of retail or office uses subject to any required consents.

## Premises

Comprises a ground floor unit forming part of a larger terraced property.

The unit formed part of a larger Ladbrokes betting office which has now been separated back into two smaller units. The landlord will work with any new tenant on the scope of a refurbishment programme to suit the new tenant's use of the unit prior to any lease commencing.

The accommodation is laid out as follows;

**Ground Floor**  
**Retail / Office** circa 550 sq.ft. (51 sq.m.)  
**3 Separate Toilets**

## EPC

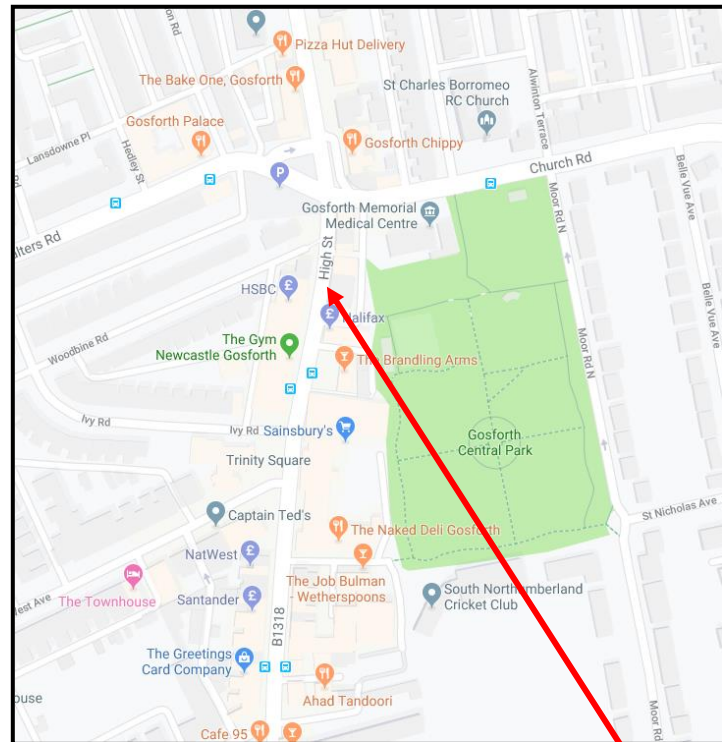
Rating - C.

### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



## Services

Electricity, water and sewerage services.

## Rates

Rateable Value      £tbc

## Tenure

The premises are available by way of a new FRI lease at a rent of £20,000 per annum. Full terms to be agreed. Each party will be responsible for their own legal costs.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Tenant will be required to provide two forms of identification and proof of the source of income.