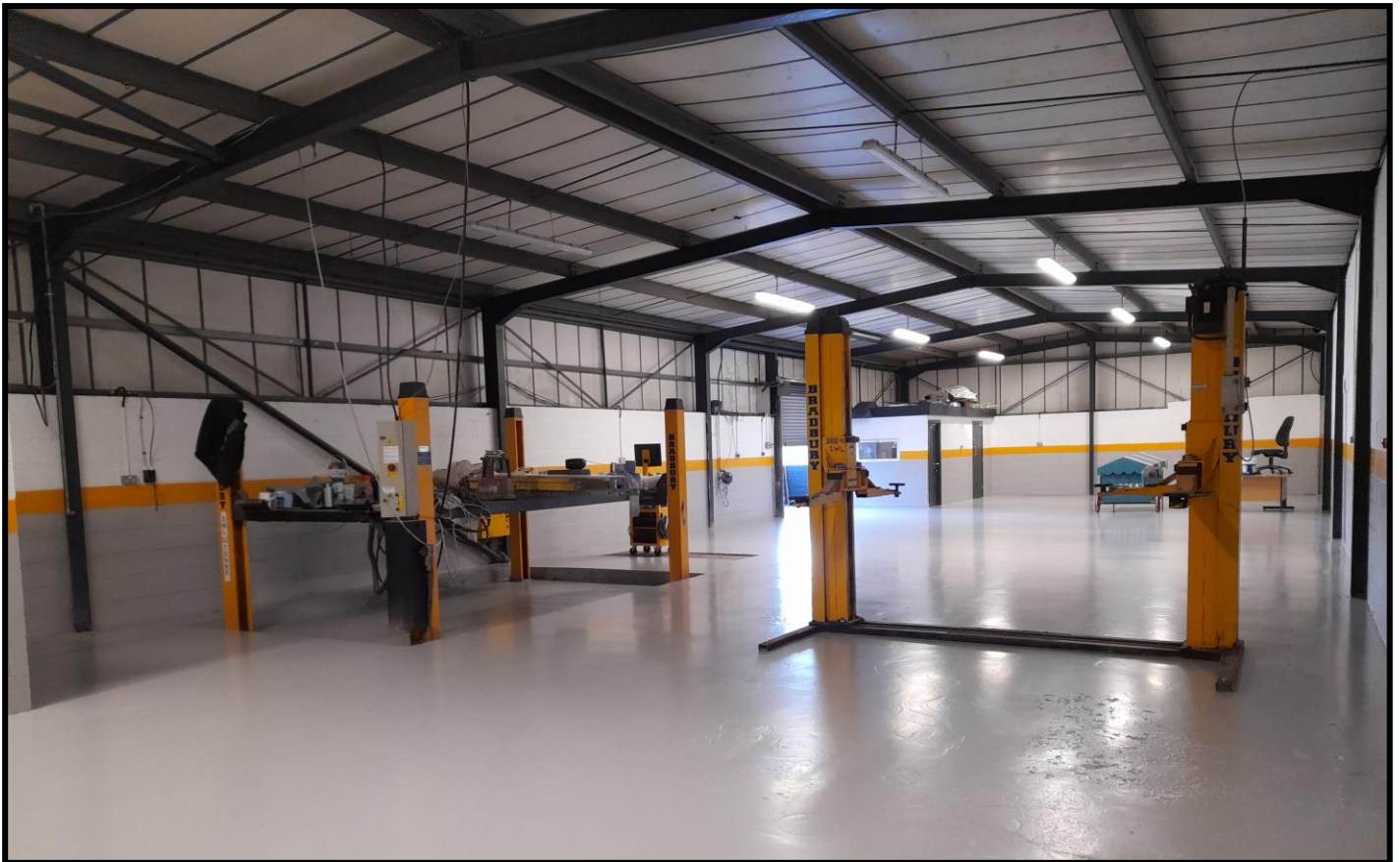


Part Fitted MOT Garage To Let

REF: NE1733

12 Longbenton Industrial Estate, North Tyneside NE12 9SW



- Established MOT and Repair centre site.
- Garage / MOT of 310 sq.m. (3,335 sq.ft.)
- Good road access via A191.
- Part fitted and equipped for the trade.
- Forms part of busy motor trade & retail site.
- RENT £3,000 per month.



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

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This premises form part of the busy and popular Longbenton Industrial Estate which is located off the A191 Whitley Road. The surrounding area is a mixture of residential and commercial premises and there have been a number of new housing schemes completed nearby.

Access is straightforward with good links onto the A1058 Coast Road and A19 Trunk route.

Description

Comprises one large garage which up until recently operated as a busy MOT centre before the previous operator relocated. The landlord has subsequently refurbished the site and there are 2 post and 4 post jacks inside the unit.

Designated parking facilities are located directly outside the unit and any new tenant can get up and running fairly quickly subject to compliance and suitable certification.

Accommodation

The property has been measured in accordance with the Code of Measuring Practice and reported on a Gross Internal Area basis as follows:

Ground Floor

Main Garage circa 3,335 sq.ft (310 sq.m.)

Customer Reception

Staff Room

W.C.

External

Designated Parking 3 - 4 spaces.

EPC

Rating TBC



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Business Rates

The premises are listed on the VOA as;
Rateable Value £ TBC

Terms

The unit is available fully fitted and equipped on a new lease for term to be agreed. The commencing rent is £3,000 per calendar month (£36,000 per annum).

Legal Costs

Ingoing tenant to be responsible for the landlord's legal costs in the preparation of the new lease.

Money Laundering Regulations

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



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