

### Upper Floor Premises To Let

REF: NE2033

419 Durham Road, Low Fell, Gateshead NE9 6AN



- Extends to 1049 sq.ft. (97 sq.m).
- Located within the main shopping area.
- Forms part of a busy parade.
- Suitable for a variety of uses.
- Former café with kitchen space.
- RENT £8,000 plus VAT per annum.



**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

## Location

These commercial premises are located on Durham Road (A167) which runs through Low Fell and links Newcastle and Gateshead with the A1(M) Western Bypass.

Low Fell is a popular and sought-after residential suburb with good schools, amenities and this unit is in the centre of the main busy shopping district.

## Description

The premises form part of a larger 3 storey mid terrace property, the ground floor of which is a modern nail bar. The upper floors were used as overflow for the café that was previously on the ground floor. The kitchen was on the first floor and this is still extensively equipped.

## Accommodation

The property has been measured with the following Gross Internal Areas;

### Ground Floor

#### Lobby

#### First Floor

#### Main Room

570 sq.ft. (53 sq.m.)

#### Kitchen

242 sq.ft. (22 sq.m.)

#### W.C.

### Second Floor

#### Store

237 sq.ft. (22 sq.m.)

## Tenure

A new sublease is available at a rent of £8,000 plus VAT per annum with terms to be agreed. The current head lease is for a term of 10 years from February 2024.



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## Services

Water, gas and electricity is installed.

## Business Rates

The premises are assessed as follows:

RATEABLE VALUE            £tbc

Rates free incentives subject to status

## EPC

Rating D.

## 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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