

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2059



North East Commercial  
Property & Business Agents

## RETAIL / OFFICE UNIT TO LET

201 High Street, Gosforth,  
Newcastle upon Tyne NE3 1HE



- Retail / Office space circa 285 sq.ft. (26 sq.m.).
- Rear shop circa 86 sq.ft. (8 sq.m.) plus kitchen.
- Currently used as an estate agency.
- Prime position in the heart of Gosforth.
- Close to bus stops and car park.
- Suitable for a variety of uses.
- RENT £18,000 per annum.

Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
Fax: 0191 4934891

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

## 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 almost adjacent to the unit.

Other High Street occupiers include Lloyds Bank, Sainsbury's and Caffè Nero together with 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 benefits from return frontage onto High Street and Woodbine Road and the unit has good levels of natural light. There is a popular Italian café adjacent and a residential flat above.

The accommodation is laid out as follows;

### Ground Floor

<b><u>Retail / Office</u></b>	circa 285 sq.ft. (26 sq.m.)
<b><u>Back Office</u></b>	circa 86 sq.ft. ( 8 sq.m.)
<b><u>Kitchen</u></b>	circa 66 sq.ft. ( 6 sq.m.)
<b><u>W.C.</u></b>	



## Services

Electricity, water and sewerage services.

## EPC

Rating - D.

## Rates

Rateable Value            £16,000

## Tenure

The premises are available by way of a new FRI lease at a rent of £18,000 per annum. Full terms to be agreed. Each party will be responsible for their own legal costs and a rent bond will be required.

## 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.

### 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