

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2083



North East Commercial
Property & Business Agents

RETAIL / OFFICE UNIT TO LET

192 - 194 High Street, Gosforth,
Newcastle upon Tyne NE3 1HD



Sales Particulars

- Ground Floor circa 785 sq.ft. (73 sq.m.).
- Basement circa 1,165 sq.ft. (108 sq.m.).
- Upper Floors circa 1,395 sq.ft. (130 sq.m.).
- Prime position in the heart of Gosforth.
- Suitable for a variety of uses.
- Close to bus stops and car park.
- New lease available.
- RENT £35,000 per annum.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

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 directly opposite 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 broad variety of uses, subject to any required consents, and was most recently occupied by an Estate Agency.

Premises

Comprises a substantial four storey property of traditional brick construction and forming part of a larger terrace. The shop front looks out onto the busy High Street and there is rear access from the back lane but no allocated parking.

The ground floor is effectively an open plan space with stairwells down into the basement and up into the first and second floors. The upper floors are modular offices with staff welfare located on the half landing which includes a kitchen and separate ladies and gents toilets.

The gross floor areas are as follows;

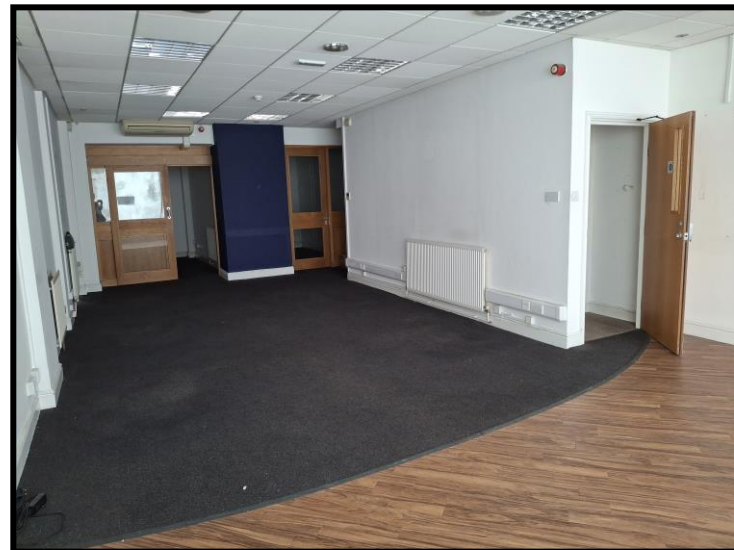
Basement	circa 1,165 sq.ft. (108 sq.m.)
Ground Floor	circa 785 sq.ft. (73 sq.m.)
Half Landing	circa 120 sq.ft. (11 sq.m.)
First Floor	circa 850 sq.ft. (79 sq.m.)
Half Landing	Kitchen and Toilets.
Second Floor	circa 425 sq.ft. (39 sq.m.)

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

Gas, electricity and water services are on site.

EPC

Rating - D.

Rates

Description; shop, offices and premises
 Rateable Value £24,250

Tenure

The premises are available by way of a new FRI lease at a rent of £35,000 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.