

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2091



North East Commercial
Property & Business Agents

RETAIL / OFFICE TO LET BY ASSIGNMENT

63 & 65 High Street, Gosforth,
Newcastle upon Tyne NE3 4AA



Sales Particulars

- Ground Floor circa 2,150 sq.ft. (200 sq.m.).
- Upper Floor circa 240 sq.ft. (22 sq.m.).
- Prime position in the heart of Gosforth.
- Suitable for a variety of uses.
- Close to bus stops and car parking.
- Existing lease in place till 2030.
- PASSING RENT £34,000 per annum.

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

The shop is located on the main High Street close to its junction with Causey Street. 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 generates 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.

Premises

Comprises the ground and part of the first floor of a substantial two storey terraced property of traditional brick construction. The double shop front provides a large display space that looks directly onto the busy High Street.

The ground floor is effectively two open plan spaces with an internal split level. The unit is in good order throughout and was until recently occupied by a high end ladies fashion retailer. The upper floor space is accessed internally.

The gross floor areas are as follows;

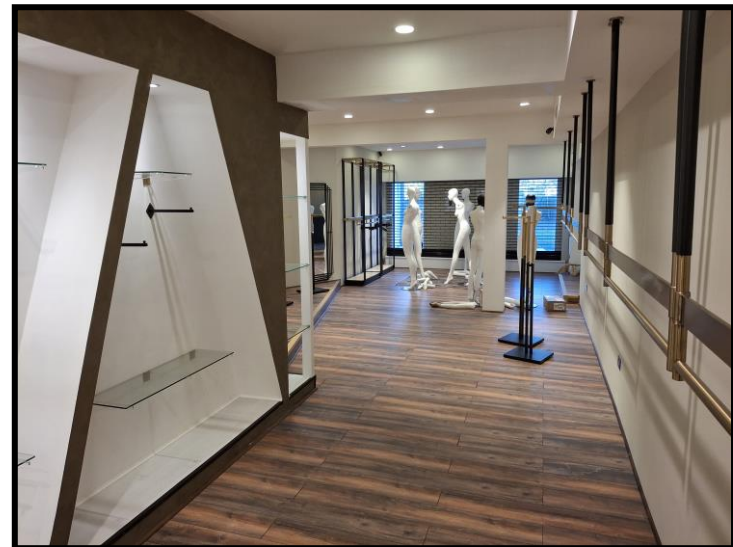
Ground Floor	
Main Retail Area	circa 1,825 sq.ft. (73 sq.m.)
Rear Shop	circa 325 sq.ft. (30 sq.m.)
2 x W.C.’s	
First Floor	
Stores	circa 120 sq.ft. (11 sq.m.)

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 - C.

Rates

Description; Shop and Premises
Rateable Value £34,250

Tenure

The premises are held by way of a 10 FRI lease from August 2020 at a passing rent of £34,000 per annum with a 3 month rent bond. There is a rent review in August 2025 and the service charge is currently £4,061.50 pa.

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.