BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

REF: NE2257

North East Commercial
Property & Business Agents

RETAIL / OFFICE UNIT TO LET

**2 - 4 Dene View, South Gosforth,
Newcastle upon Tyne NE3 1PU**



- **Retail / Office space circa 400 sq.ft. (38 sq.m.).**
- **Currently under refurbishment.**
- **Located within a pleasant residential suburb.**
- **Ample free, on - street parking.**
- **New lease available.**
- **Suitable for a variety of uses.**
- **RENT £200 per week (£10,400 per annum).**

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

North East Commercial
Property & Business Agents

RICS

Location

The shop forms part of a mixed-use block in a prominent position at the corner of Dene View and Stoneyhurst Road.

South Gosforth is a sought-after residential suburb 2 miles due north of the City centre. There are good schools, public transport links and local amenities.

The location of the premises means that there are high levels of potential captive trade with any visitors supported by the free parking.

Nearby Station Road is home to a range of occupiers that include Domino's Pizza plus a broad range of popular independents that include coffee shops, restaurants, salons and an off licence.

The unit would be suitable for a variety of retail or office uses subject to any required consents.

Premises

Comprises a self-contained ground floor unit forming part of a larger property. The accommodation is laid out as follows;

Ground Floor
Retail / Office circa 400 sq.ft. (38 sq.m.).
W.C.

Services

Electricity, water and sewerage services.

EPC

Rating C



Business Rates

Rateable Value £3,100
Rates free incentives subject to status.

Tenure

The premises are available by way of a new EFRI lease at a rent of £10,400 per annum. Full terms to be agreed.

Legal Costs

The ingoing tenant will 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 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

The Property Ombudsman

Part of the Robertson Simpson Group