

AVAILABLE NOW

TO LET: High Footfall Retail Unit

West Street, Gateshead Interchange, NE8 1EB

Total size : 63.55 sq. m (684 sq. ft.)



High-footfall retail opportunity

Suitable for variety of uses

(subject to consent)

RENT : £7,500 pax

Gateshead Interchange, NE8 1EB

-Automatic roller shutter door.

-Frontage onto busy station concourse.

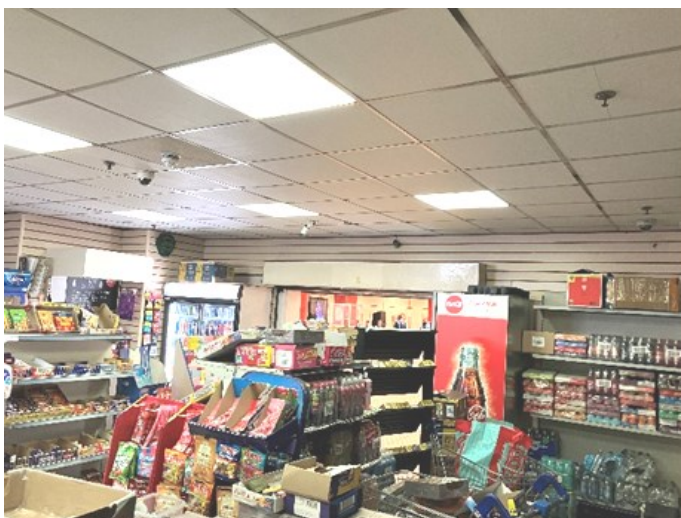
-Opportunity to install secure shop front.

Description

The unit comprises an open-plan rectangular shop floor with a section of the property utilised as storage by the current tenant, however the space could also work as a small personal office. Internally, the unit features a suspended ceiling fitted with lighting and sprinkler system.

The unit is positioned adjacent the ticket machines on Gateshead Metro concourse. This section of the station is freely accessible to the public, allowing the unit to benefit from general public and transport footfall respectively.

- 2.58 (w) x 2.00 (h) automatic roller shutter.
- Access to shared W/C facilities for staff.
- Opening onto busy concourse.
- Electric supply.



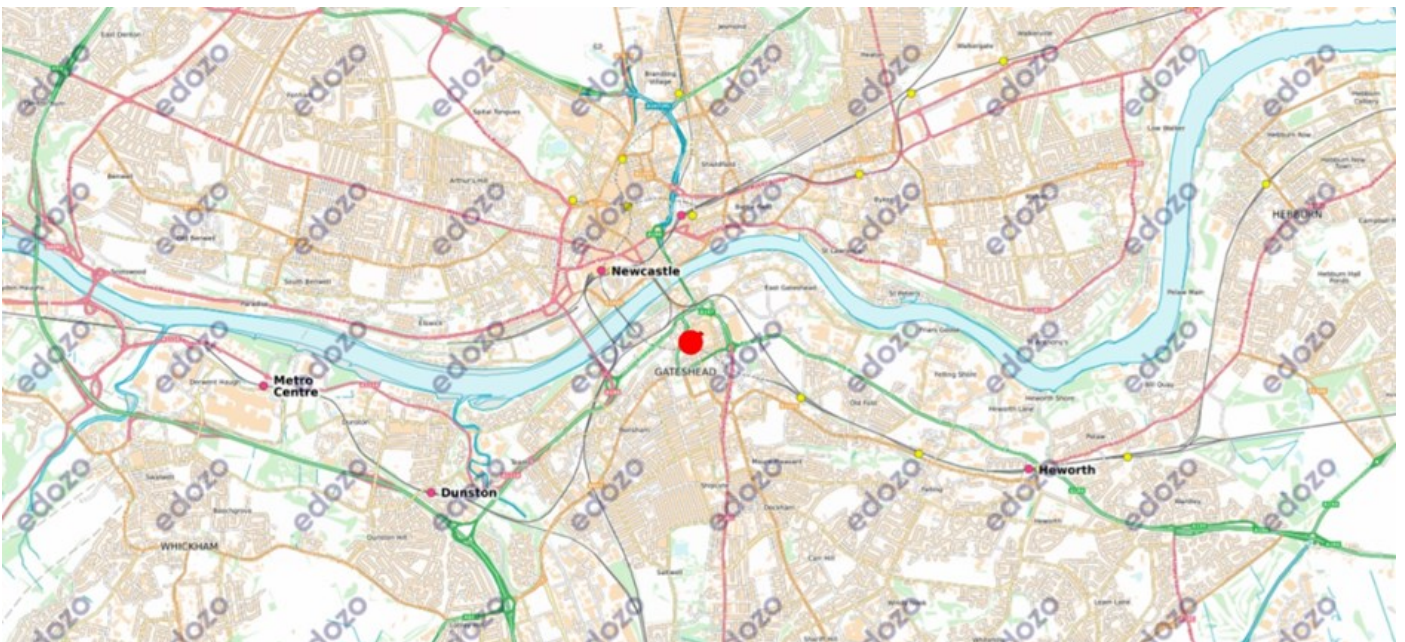
Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to a total net internal area of 63.55 sq. m. (684 sq. ft.)

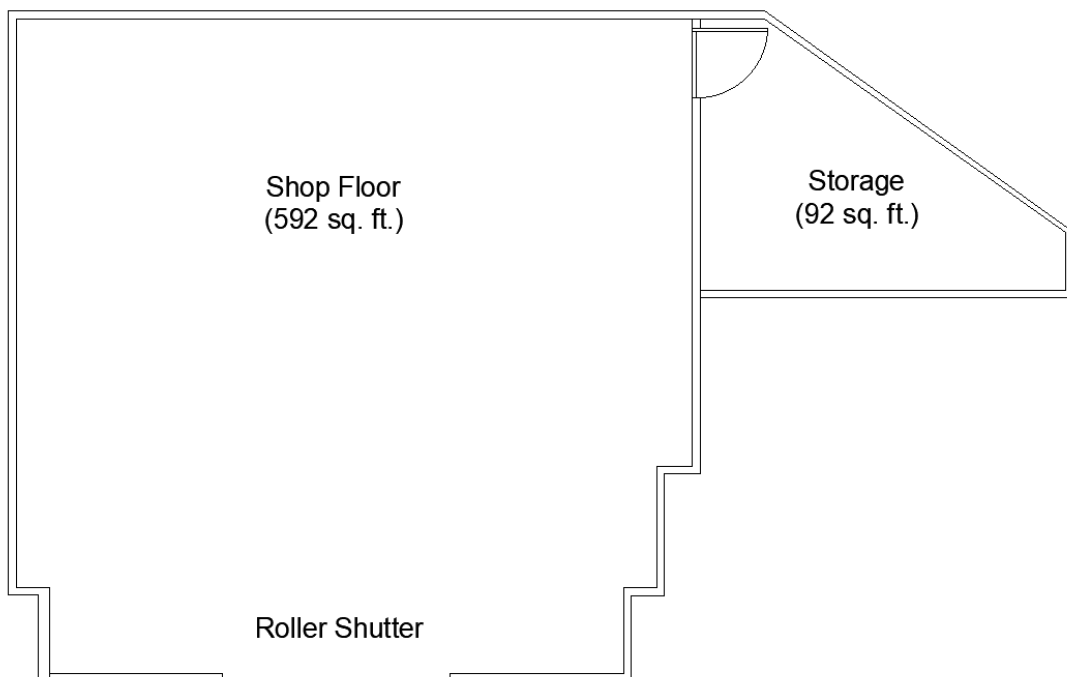
Location

The subject property is located on the lower ground concourse of Gateshead Interchange, a Tyne and Wear Metro station connecting Gateshead via frequent services to, Newcastle upon Tyne, Sunderland, South Shields, North Tyneside, and Newcastle Airport. The premises is directly accessible via a roller shutter door fronting on the barriers and ticket machines leading to the Metro station platforms.

Gateshead interchange is situated adjacent Trinity Square shopping development providing student accommodation, a Tesco superstore, Greggs, cinema and a range of other retail and food outlets. The property also benefits from short-term parking at Trinity Square.



Floor plan



Terms

The unit is available to let for an agreed term at £7,500 rent per annum exclusive of VAT.

Service Charge

An estate service charge equivalent to 10% of the annual rent exclusive of VAT is recoverable from the occupier for upkeep and maintenance of the estate.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

Business Rates

TBC

Contact Details, Viewing and Further Information

Viewing strictly by sole agents BNP Paribas Real Estate:

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Subject to Contract September 2024

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