

FLEXIBLE TERMS | PRIME LOCATION
RETAIL UNIT OR OFFICE | £115 PER WEEK



RETAIL UNIT ON FELLING, HIGH STREET

Unit 10, 67 Holly Hill Shopping Centre High Street, Felling,
Gateshead, NE10 9LU

- + £6000 per annum (£115pw), Plus VAT
- + Total area 1015sqft (94sqm) over two floors
- + Shop or office located towards the top of felling square
- + Close to public transport links and Gateshead Interchange
- + Retailers nearby include Asda Shopping Centre, Greggs, Heron Foods and a range of restaurants and cafes



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



Thrower Stone | www.throwerstone.co.uk

Location

Situated in the Felling Town Centre, opposite to Asda Shopping Centre in Felling Square and close to popular retailers like Greggs and Heron Foods. Located just 1.5 miles east of Gateshead and 3 miles southeast of Newcastle, the property boasts excellent road links via the A184, A1M, and A19, making it highly accessible.

Description

This centrally located property is perfect for a new or relocating business, offering versatile space for retail or office use. The ground floor includes two spacious retail rooms with a prominent shopfront, while the second floor features an office or storage room and staff toilet facilities. A shared serviced yard with parking and ground-level loading access adds convenience. Secure with external roller shutters at the front and rear, this unit is ready to meet diverse business needs.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground Floor Retail Zone A:	371sqft (34.5sqm)
Ground Floor Retail Zone B:	144sqft (13.4sqm)
First Floor Office/Internal Storage:	467sqft (43.4sqm)
First Floor Staff Toilets:	32sqft (3sqm)

Total Area: 1015sqft (94.3sqm)

Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £6000 per annum (£115 per week) exclusive, plus VAT.

Business Rates

The current rating assessment is as follows: Shop & Premises £5200.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief. For further information please contact Gateshead Metropolitan Borough Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

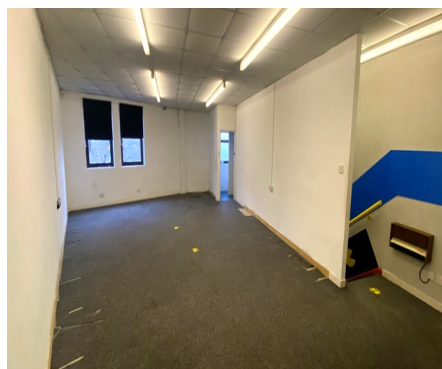
VAT

All figures quoted are exclusive of VAT where chargeable. Be in touch with agent as it does not necessarily mean VAT will be charged in addition to rent.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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5. Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT

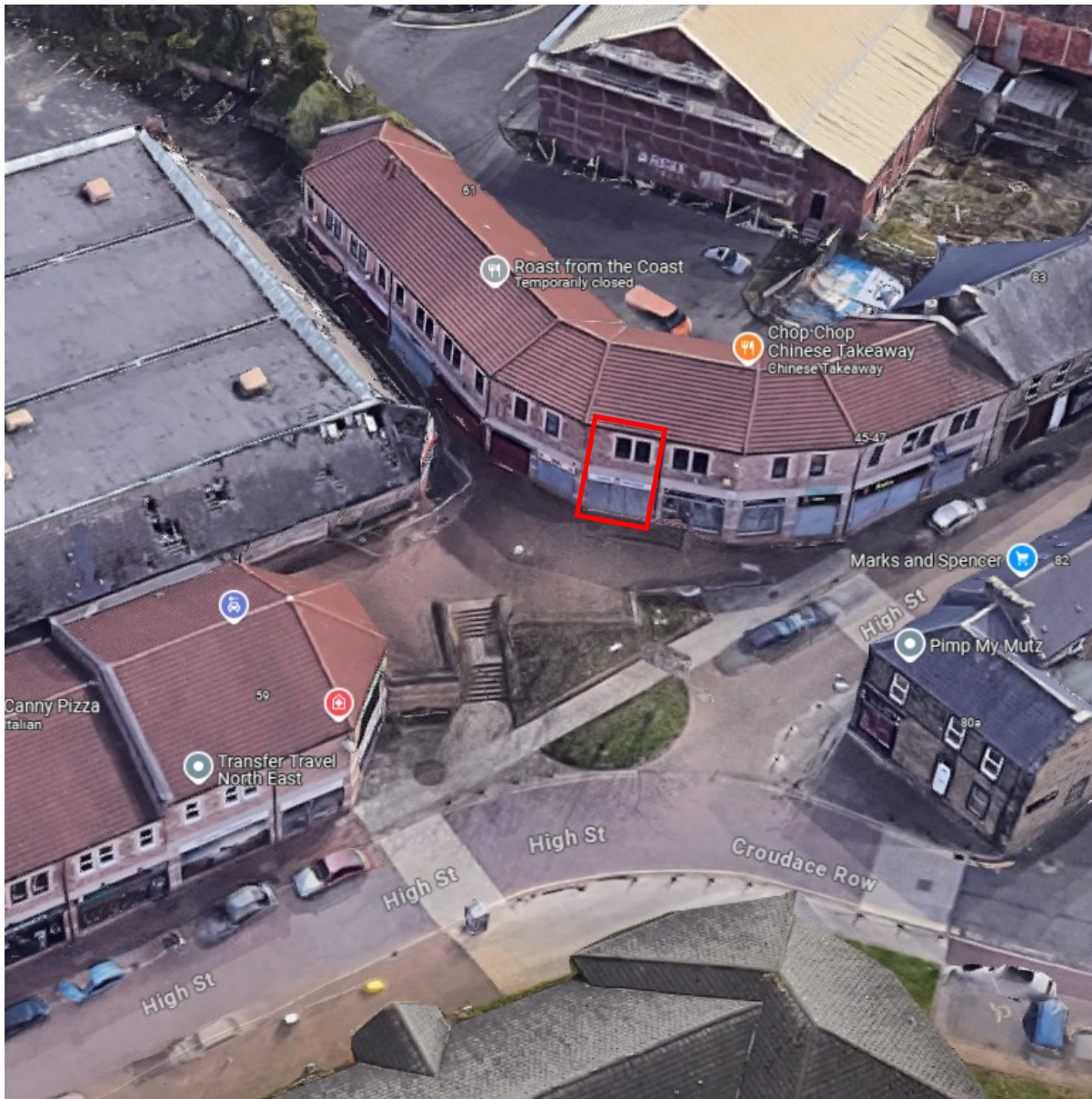
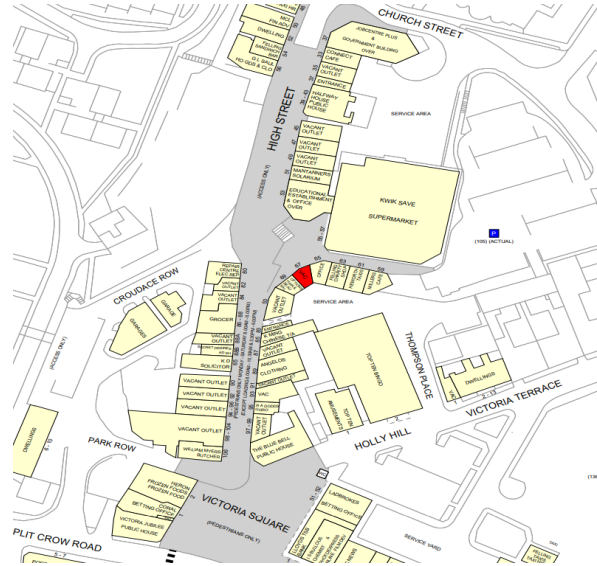
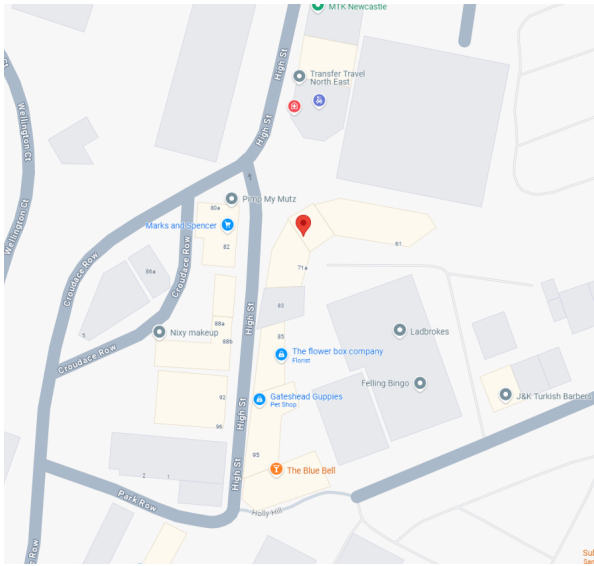


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