

INDUSTRIAL UNIT TO LET

**Unit 10 St Marys Green, Whickham,
NE16 4DN**



Marketed by: Amaan Dad
Housing, Environment and Healthy Communities
Property & Assets
Gateshead Council, Civic Centre,
Regent Street,
Gateshead, NE8 1HH



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Location

The unit is situated within Whickham, a well-established village. It occupies a prominent position approximately 1.3 miles from the A1 and 6 miles from Newcastle City Centre, benefiting from excellent visibility and accessibility.

The property forms part of a busy retail parade, with neighbouring occupiers including Tesco, Savers, Greggs, Heron Foods and a variety of other independent retailers, generating strong levels of footfall throughout the day.

Description

The property comprises a ground floor retail unit offering a spacious open-plan sales area. The unit benefits from a prominent glazed frontage providing excellent display opportunities, together with electric roller shutters for added security.

To the rear, the property has a dedicated service yard providing convenient delivery access via a rear entrance door. Internally, the accommodation includes the main retail area, ancillary storage space, kitchen facilities and an accessible WC.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area basis and provides the following:

146.18sqm (1,576.7 sqft)

Use

Uses within use classes E would be considered subject to Council approval.

Services

The property benefits from a three phase electricity and water supply.

Lease Details

The property is available to let on flexible terms. Tenant responsible for all repairs, cost of building insurance service charge and all other outgoings. The Landlord will insure the property and recover the costs from the Tenant.

Rent

£25,000 per annum exclusive, payable quarterly in advance.

Service Charge

Based on current estimates the annual service charge payable is £400 per annum. This figure will be subject to annual review and reconciliation.

Business Rates

The rateable value of the property is estimated at £21,000 per annum as of the 1st April 2026. Tenants may be eligible for small business rate relief, dependent on the individuals business circumstances. Interested parties should contact the local rating office on 0191 433 4726 to confirm the rates payable.

Costs

Any incoming tenant will be responsible for the Landlords reasonable legal and surveyors costs in respect of any transaction.

EPC

An Energy Performance Certificate is available upon request.

Viewings and further information

Please contact:

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