

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

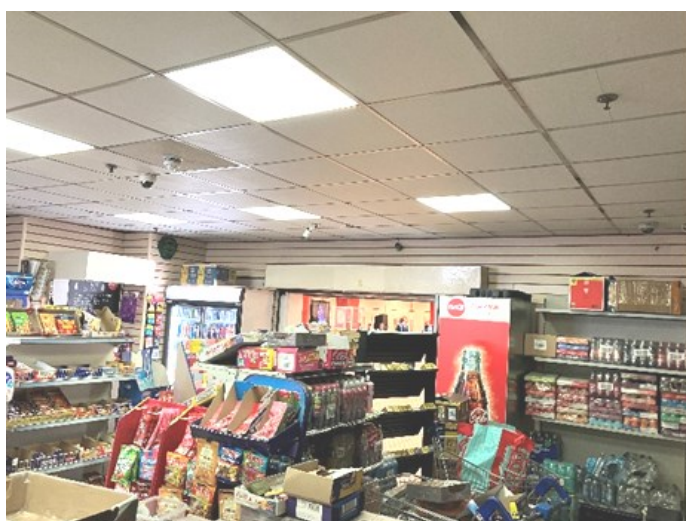
- Automatic roller shutter door.
- Frontage onto busy station concourse.
- Opportunity to install secure shop front.

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.



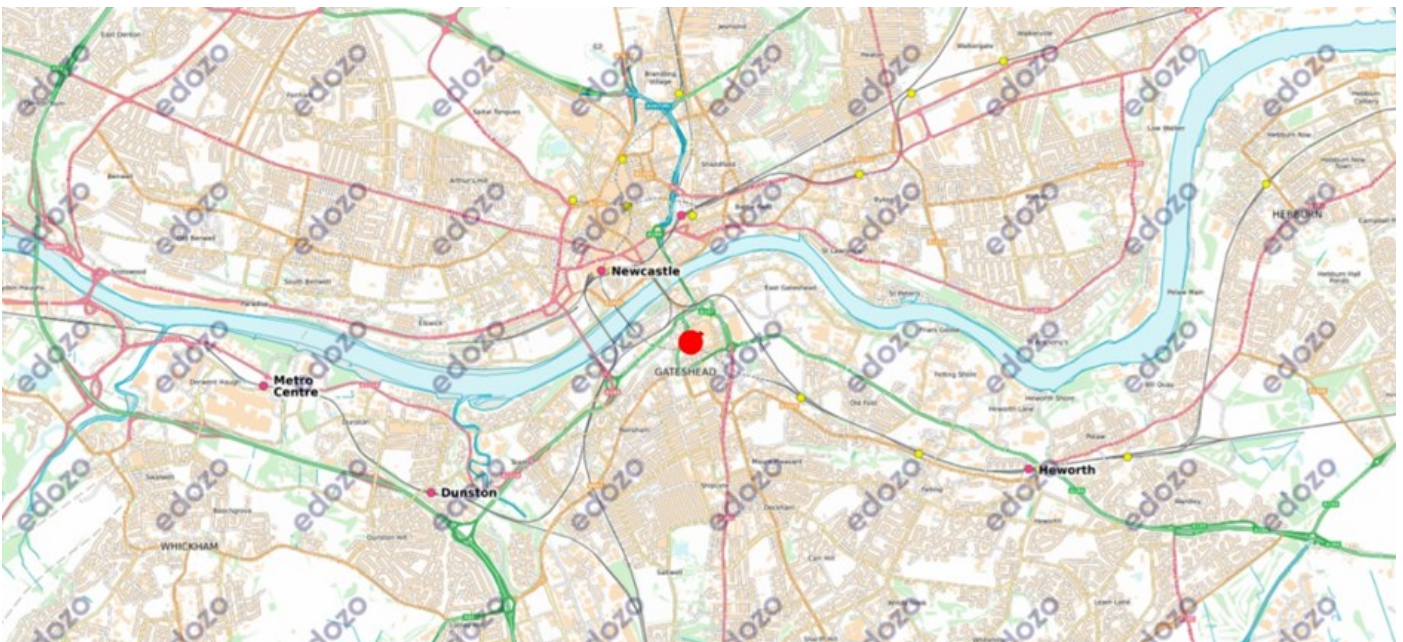
Accommodation

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.)

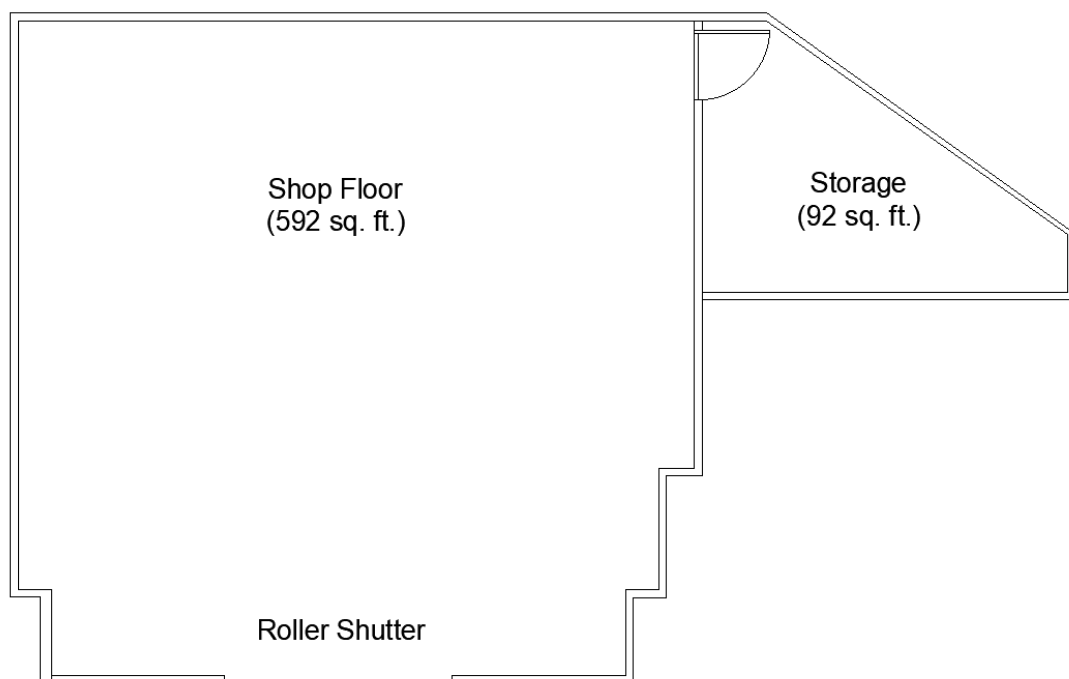
Location

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:

Aidan Baker

0191 227 5737

07712 868537

aidan.baker@realestate.bnpparibas

Aleksander Roszczyniala

0191 227 5706

07570 052292

aleksander.roszczyniala@realestate.bnpparibas

Jessica Venters

0191 917 3672

07917 249 101

jessica.venters@realestate.bnpparibas

Subject to Contract September 2024

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.