

TO LET

203 High Street, Gateshead,
Tyne & Wear, NE8 1AS



1st Floor Office/ Studio Accommodation

- Highly prominent High Street location
- Surrounding occupiers include Barclays Bank, Vue Cinema, Tesco, Costa Coffee & Nando's
- Internal Area of approximately 921 sq ft.
- Upper floors benefit from a separate entrance
- Rear parking
- To let by way of a new Full Repairing & Insuring (FRI) lease
- Rent available on application

LOCATION

The subject property is prominently located on Gateshead High Street, the prime street within Gateshead town centre.

Gateshead is a large town on the southern bank on the River Tyne, with a population of 120,000 (2011) and a Metropolitan Borough population of 200,000. Access to Newcastle upon Tyne is provided by 7 bridges, most notably the Tyne Bridge & Millennium Bridge.

SITUATION

The subject property fronts onto Gateshead High Street and is situated directly opposite the new Trinity Square Shopping Centre. The centre boasts occupiers including Boots, Burger King, Costa Coffee, EE, Greggs, Ladbrokes, Tesco and Vue Cinemas.

Gateshead Metro Station is 0.2 miles to the west of the property, with Newcastle city centre less than 1 miles to the north and access to the national road network is provided via the A167.

DESCRIPTION

The mid-terraced property is of predominantly brick construction with timber and glazed elevations beneath a flat roof.

Internally the ground floor retail unit is predominantly open plan, with a refurbished kitchen and w/c facilities to the rear.

The upper floors provide a mix of open plan and cellular office accommodation and benefit from a separate entrance. Both the first and second floors have w/c facilities.

Parking is provided to the rear of the property.

RATING

Small business rates relief is available.

For further details please contact:

ACCOMMODATION

The property provides the following internal areas:

Description	sq m	sq ft
Second Floor Offices	85.60	921
Total	85.60	921

EPC

The property has an Energy Performance Rating of D (96).

PLANNING

All interested parties should make their own enquiries to Gateshead Borough Council Planning Department in respect of all planning and use class matters.

TERMS

The property is available by way of a new full repairing and insuring (FRI) lease.

Rent available on application.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation of all legal documentation.

VAT

All rents and service charges are subject to VAT.

VIEWING

Strictly by appointment through the sole agents.

Particulars & Images - February 2019



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February 2019 – subject to contract

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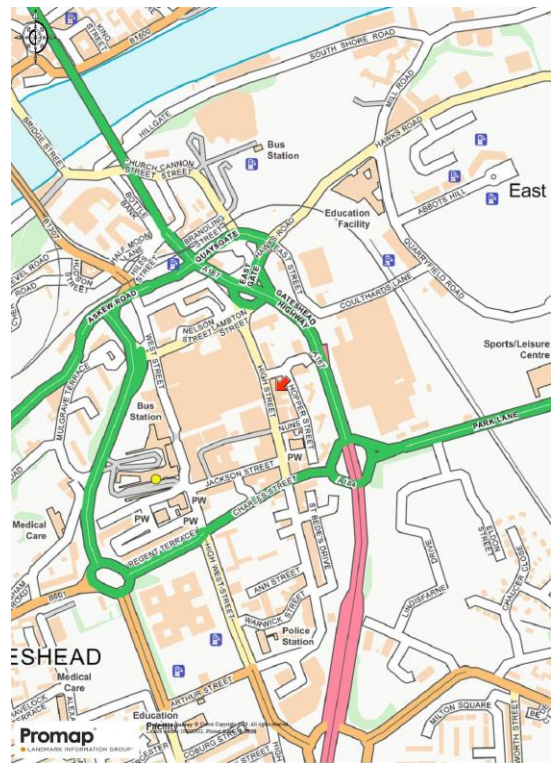
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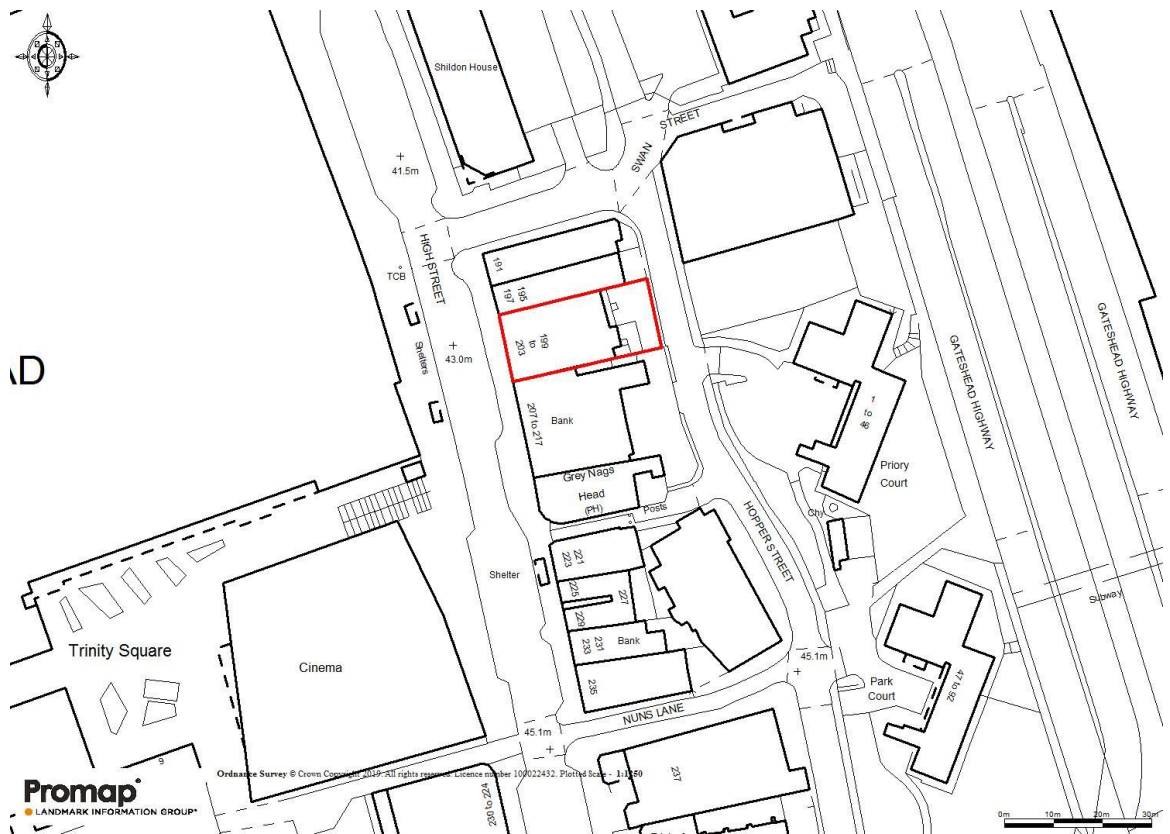
PLANS



Location Plan



Street Plan



OS Plan