



TO LET **RETAIL/OFFICE UNIT**

ARCH 2, HYMERS COURT, BRANDLING STREET, GATESHEAD NE8 2BA



**Sanderson
Weatherall**



Description

The refurbished business unit offers quirky commercial space full of character being situated within the arches. The opportunity benefits from a double-glazed aluminium framed frontage, DDA compliance, trench heating, hot water heater, kitchen and WC facilities. Pay and display car parking is available on either Church Street and Garden Street which is a short walking distance from Hymers Court.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor Areas:

Ground Floor: 89.09 sq m (959 sq ft)

Asking Rent

£15,000 per annum exclusive of VAT with terms to be agreed, subject to contract.

Tenancy Agreement

Available on The Arch Company's standard tenancy agreement, typically 3 or 6 years subject to negotiation. All agreements will be granted outside Sections 24-28 of the Landlord & Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends that any tenant seeks professional advice before signing a business tenancy agreement. Other agreement types may be available.

Services

We understand the property benefits from electric and water services, however, we recommend that any interested party carries out their own investigations with regard to this matter.

Location

Gateshead forms part of the larger Newcastle conurbation and is situated on the south bank of the River Tyne. The Metropolitan Borough Council area has a population of approximately 200,000 and includes some of the major retail business locations such as MetroCentre and the Team Valley Trading Estate.

The subject property can be found beneath the railway viaduct, in between Quaysgate (Hymers Court) and Brandling Street. The property sits in close proximity to the Tyne Bridge, Sage, Baltic and Gateshead Town Centre. Nearby occupiers include Vue Cinema, Tesco Supermarket, Anytime Fitness, Hot Pod Yoga, and the Hylton Hotel amongst numerous other national and local retailers.

Service Charge

There is currently no service charge attached to this property, however, this may be subject to change.

Use/Planning

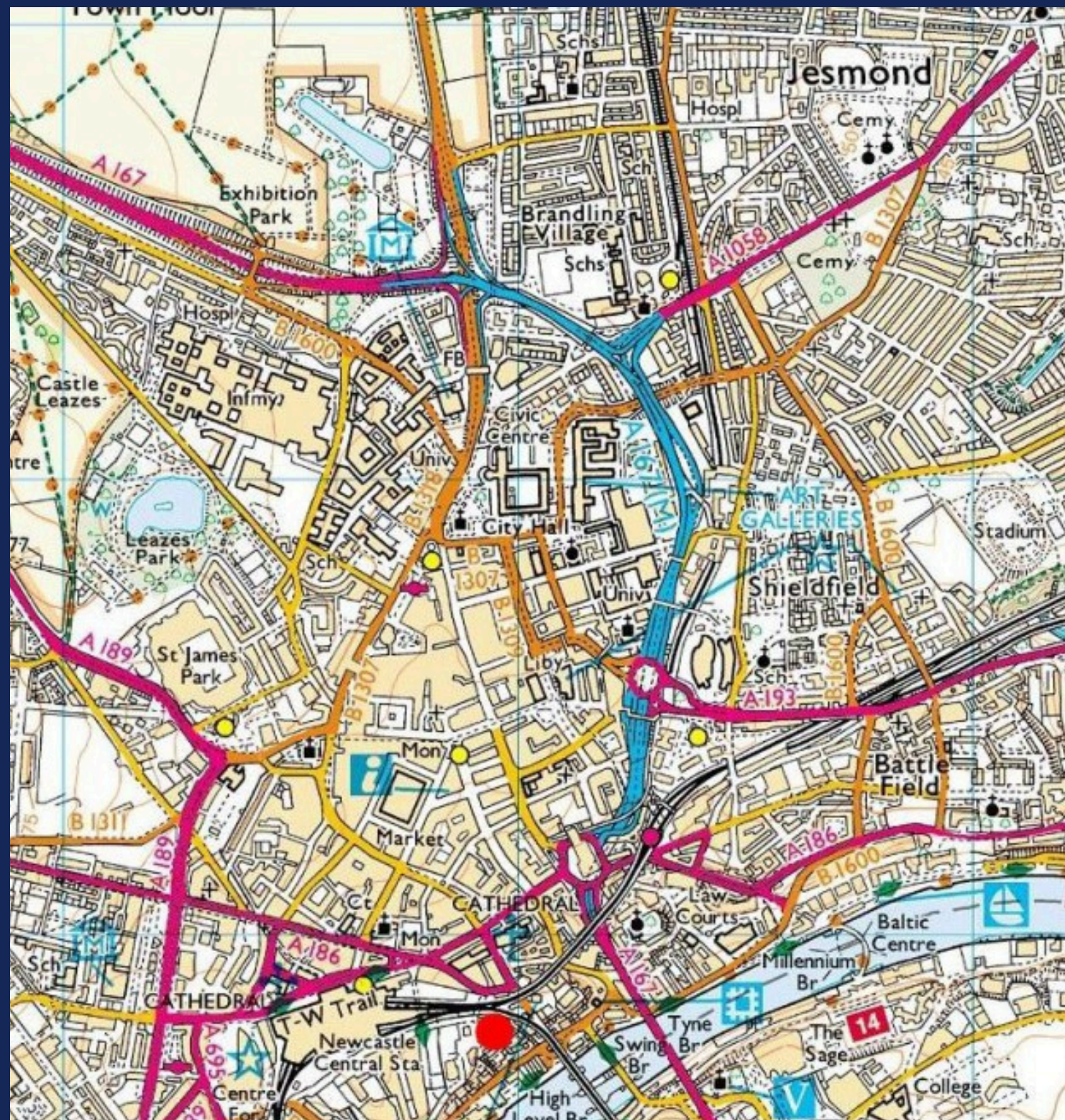
The property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority, Gateshead Council.

Energy Performance Certificate

The property has a current energy asset rating of Band C (69). A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)





Business Rates

With effect from 1 April 2026 we understand that the property is assessed for rating purposes as follows:

Rateable Value: £9,300

Any prospective tenant should qualify for Small Business Rates Relief and potentially obtain full rates exemption, however, we recommend that any interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Gateshead Council.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium cost to be confirmed.

The tenant will be responsible for obtaining their own contents insurance.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Tenant to contribute £595.00 + VAT towards the documentation and administration of any tenancy agreement.



Contact

For further information or to arrange a viewing please contact the sole agents:

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