



TO LET **RETAIL/OFFICE UNIT**

ARCH 6, 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: 92.00 sq m (990 sq ft)

Asking Rent

£12,000 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.

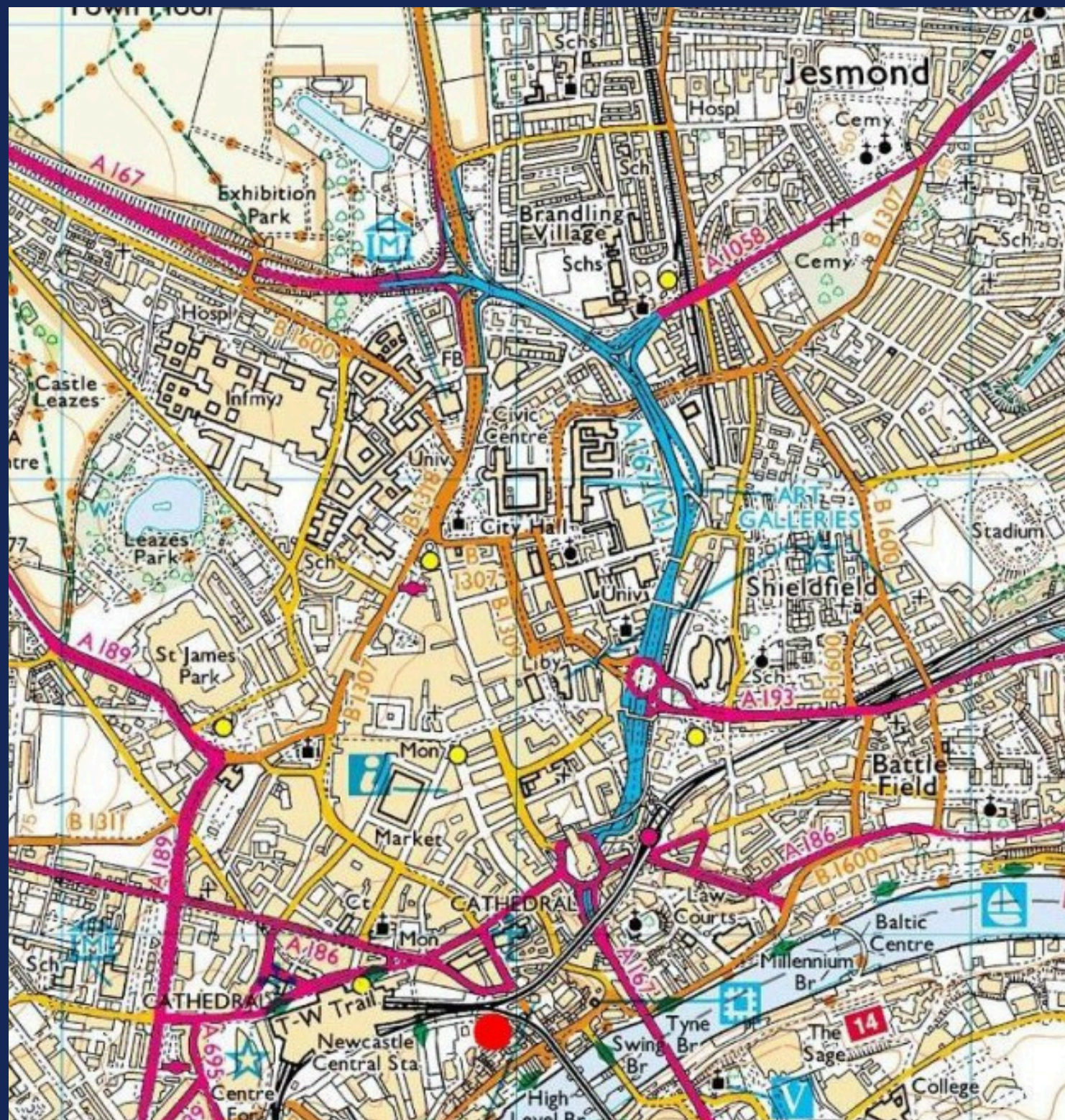
Use/Planning

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

An Energy Performance Certificate has been commissioned and will be available upon request in due course.



Business Rates

With effect from 1 April 2023 we understand that the property is assessed for rating purposes as follows:

Rateable Value:	£8,300
Rates Payable:	£4,141.70 (Estimated)

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 currently equates to £240.

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.





Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves 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 take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Contact

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