



TO LET

RETAIL UNIT

ARCH 6, HIGH LEVEL PARADE, WELLINGTON STREET, GATESHEAD NE8 2AJ

**SW**  
Sanderson  
Weatherall

## Description

The subject property comprises a single glazed timber framed shop frontage benefitting from an internal security roller shutter, level concrete floor, roof and wall linings with single phase electricity supply. The ground floor retail unit offers a spacious sales area with WC facilities to the rear and benefits from good footfall levels, being close to the High Level Bridge. Pay and display car parking is also available on either Swinburne Street or at the Town Hall car park.

## Accommodation

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

**Ground Floor: 83.00 sq m (893 sq ft)**

## Asking Rent & Tenancy Agreement

£9,000 per annum exclusive of VAT with terms to be agreed, subject to contract.

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 property is situated on High Level Parade, Wellington Street, close by The High Level Bridge in Gateshead. It is a short walk away from the Tyne Bridge, Hilton Hotel and The Glasshouse and Gateshead Town Centre. Occupiers in the nearby vicinity include Tesco Supermarket, Vue Cinema, By the River Brew Co and various other local retailers. The retail parade is becoming a well established local retail parade housing tenants such as Axis Brewing Co, Microbus, Big Fat Donut Co, MUSHU Tattoo, VIN and The Rested Ghoul Café which have increased footfall levels substantially.

## Service Charge

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

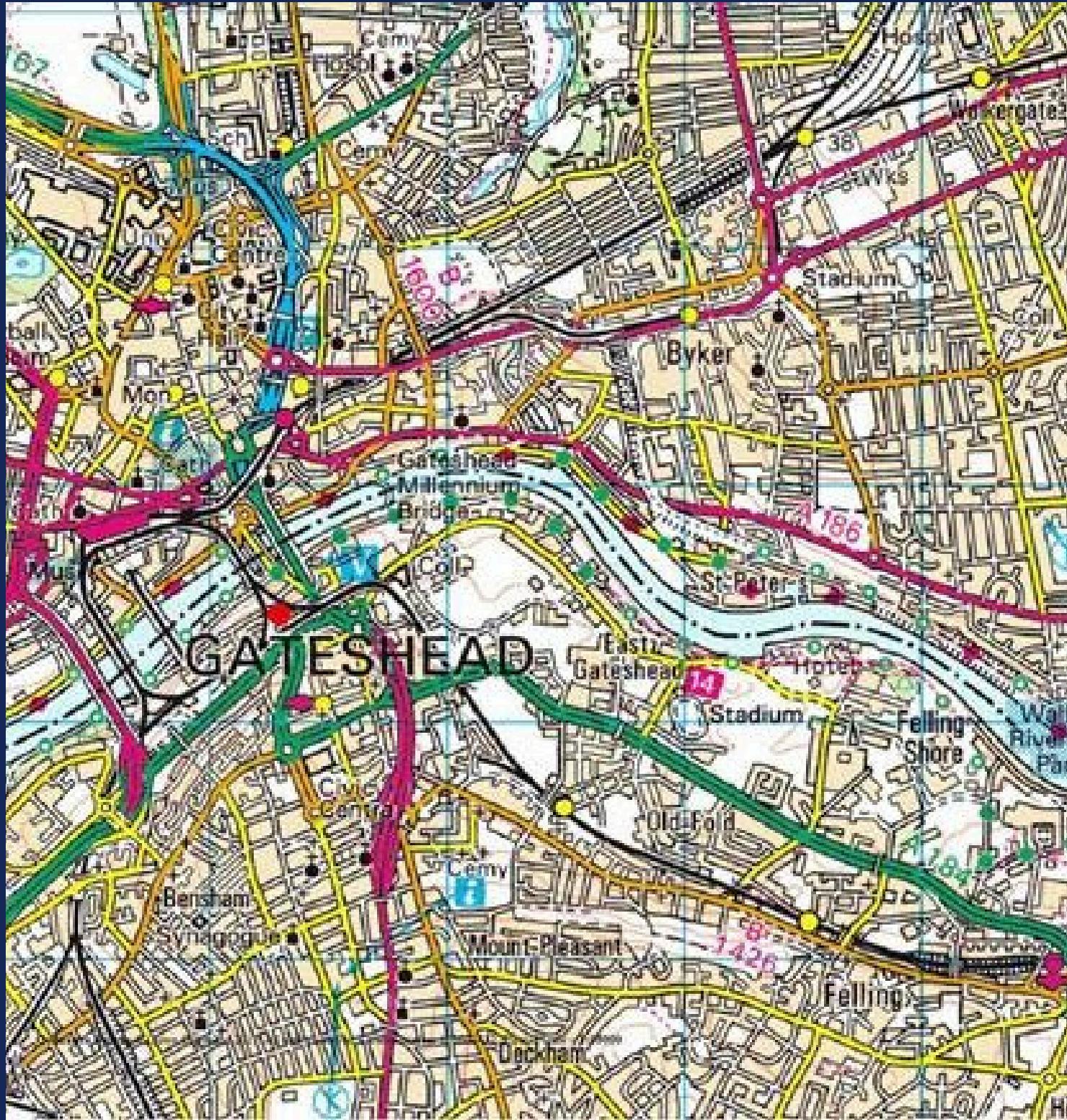
## Use/Planning

The property has consent for Sui Generis 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 EPC has been commissioned by a competent energy assessor 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: £8,700

Rates Payable: £4,341.30 (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. The insurance premium is currently assessed at £240 plus VAT per annum.

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 purchaser.

## 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:



## Mark Convery



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