



80 Lobley Hill Road, Gateshead NE8 4YJ

- Ground Floor Retail Unit/ Office
- Excellent Passing Trade
- Roller Shutters
- Floor Area 53.54 sq. m. (576 sq. ft.)
- Suitable for a Variety of Uses
- On Street Parking

Rent: £6,000 per annum

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Location

Located in a prime commercial area, this unit is perfect for anyone looking to establish a new storefront. The unit has free car parking to the side, and situated near Team Valley Trading Estate, offering plenty of foot traffic.

Description

The unit is located on the ground floor of an end terrace two storey property. It is presented to a good standard consisting open plan retail area/office, kitchen, stores and W/C facilities.

Area	Sq. m.	Sq. ft.
Retail	19.30	207.74
Office	7.35	79.11
kitchen	8.65	93.10
Store	8.24	88.69
Store	5.99	64.47
W.C	4.01	43.16
Net Internal	53.54	576.29

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£6,000 per annum

Legal Costs

The tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £2,950

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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