

Retail | Office | Industrial | Land



### 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



### **COMMERCIAL**

#### 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**

- 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.
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- 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.

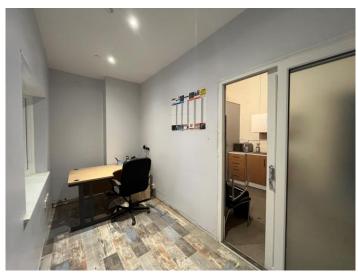
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