



143 Alexandra Road, Gateshead NE8 1RB

- Ground Floor Retail Unit/ Office
- Presented to a High Standard
- Electric Roller Shutters
- Floor Area 21.7 sq. m. (234 sq. ft.)
- Suitable for a Variety of Uses
- Double Glazed Return Frontage

Initial Rent: £5,200 per annum

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Location

The unit is located on the corner of Affleck Street and Alexandra Road just off Coatsworth Road a busy secondary retail area within Bensham which is suburb of Gateshead. The surrounding area is densely populated and there is high level of passing traffic as well as a high footfall. Bensham is around ½ from Gateshead centre and around 1 mile from Newcastle upon Tyne both areas are easily accessed from the A1(M) is approximately 1 mile south west.

Description

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

Area	Sq. m.	Sq. ft.
Office	20.19	217.32
W/C	1.58	17.0
Net Internal	21.77	234.33

Tenure

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

Rent

Staggered Rent £5,200 per annum (Year 1)
£5,800 (Year 2), £6,000 (Year 3)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £1,350

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.

EPC Rating

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Important Notice

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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.

Ref: H911 (Version 1)

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