



## 1-2 Yarmouth House, Staithes Road, Dunston NE11 9DR

- Retail Unit, Offices & Garage/Store
- Well Presented Unit
- Roller Shutters
- Floor Area 1,980.5 sq. ft. (184 sq. m.)
- Flexible Lease Terms (Not Gym)
- Suitable for a Variety of Uses

**Rent: £14,000 per annum**

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## Location

The property occupies a site close to the corner of Railway Street and Staithes Road, Dunston approximately 1 mile from the MetroCentre, 2 miles from Gateshead Town centre and 2.5 miles from Newcastle City centre. It is also close the A1 western by-pass which provides good transport links to the north and south of the region and beyond.

## The Premises

An open plan unit with reception, office, kitchen and w/c facilities located on the ground floor of a two-storey end terrace property with pitched slate roof.

## Description

The unit being 1,980.5 (184 sq. m.) consists open plan garage 1,546 sq. ft. office 262.8 sq. ft. kitchen 170.71 sq. ft. and staff W/C facilities.

The unit has painted concrete floor, florescent strip lighting and metal roller shutters.

## Tenure

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

## Rent

£14,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £6,700

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.

## Note

Not to be used as a gym / Fitness studio.

## Use Class

(Sui Generis)

## Important Notice

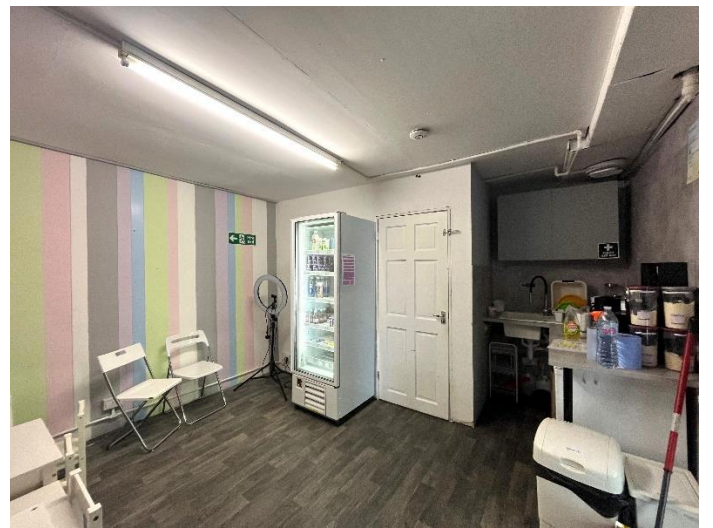
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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