

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2241



North East Commercial
Property & Business Agents

VACANT OFFICE / RETAIL UNIT

suitable for a variety of uses

159 High Street, Wrekenton,
Gateshead NE9 7JR



- Located within main shopping area.
- GIA circa 1,200 sq.ft. (112 sq.m.).
- Currently split into 2 separate spaces.
- Visible unit with high levels of footfall.
- Adjacent to SPAR and opposite ALDI.
- Close to free car parking.
- ASKING RENT £15,000 per annum.

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NE11 9SN

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Sales Particulars

Location

The premises are located in the main centre of Wrekenton which is a residential suburb on the southern outskirts of Gateshead. The unit forms part of the central shopping district which includes a **SPAR**, an **ALDI** supermarket and a selection of independent traders all supported by free parking.

There are a number of densely populated residential estates in the immediate area so there are strong levels of potential captive trade and vehicle access is good via the A1(M) Western Bypass and from the A167.

Description

The premises are currently configured to offer two separate spaces, one of which was previously an eye clinic and the other was a hair salon. Each space has access from the entrance lobby and they shared the kitchen and toilet facilities. To the rear there is an office and a storeroom.

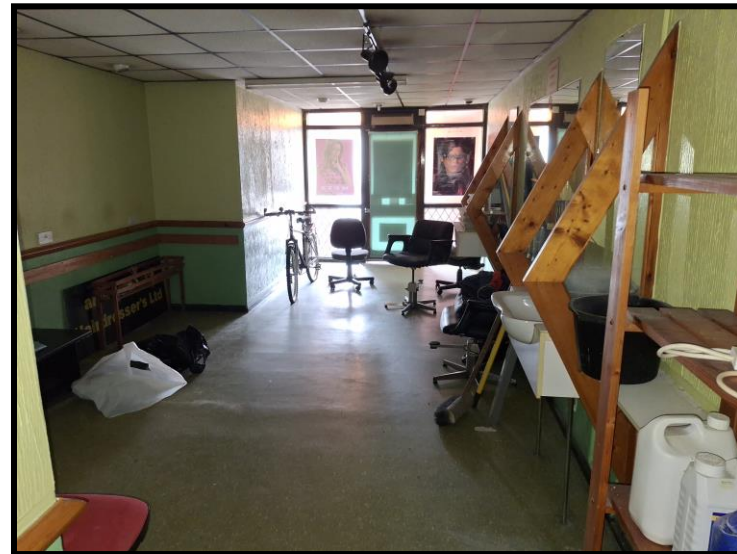
Premises

Ground Floor

Retail/Office up to 1,200 sq.ft. (112 sq.m.).

Kitchen

W.C.



Services

Electricity and water are installed.

Rates

The premises are assessed as follows:

Rateable Value £11,250 (2026)

Rates free incentives subject to status.

EPC

Rating C.

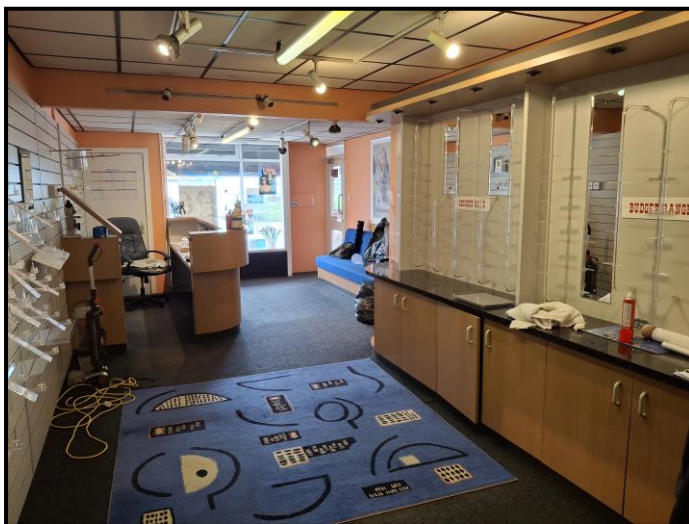
Tenure

The premises will be offered on an FRI lease at a commencing rent of £15,000 per annum with full terms and conditions to be agreed.

The incoming tenant will be responsible for the landlord's costs in preparing the lease.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property