



***CONFIDENTIALLY AVAILABLE*
STAFF UNAWARE**

**HIGH PROFILE RETAIL SHOWROOM
TO LET**



**UNIT 2, GIBSIDE WAY,
METRO RETAIL PARK,
GATESHEAD,
NE11 9XS**

2,972 SQ FT

LOCATION

The premises are located in an extremely high profile position within the immediate vicinity of the Metrocentre and the Metro Retail Park.

The premises front Gibside Way adjacent to Snow & Rock and Aldi with the remainder of the building let to Greggs. The building is also adjacent to the former Ilva store and opposite an Asda Superstore.

ACCOMMODATION

The premises comprise a single storey retail showroom fronting Gibside Way and benefit from on site car parking and servicing. The building is brick built with a pitched roof and internally provides bright showroom accommodation with a cassette air-conditioning unit, feature lighting and staff kitchen/WC facilities.

The premises have an approximate floor area of 276.13 m² (2,972 sq ft).



QUOTING TERMS

The property is available by way of an assignment of an existing lease which expires on 22nd July 2017. The current passing rent is £72,000 per annum exclusive subject to rent review on the 23rd July 2012.

SERVICE CHARGE

Current service charges for the property are approximately £3,332 per annum.

RATEABLE VALUE

According to the Valuation Office Agency website the property has a rateable value of £23,250. Therefore based on the current multiplier of 43.3p rates payable will be £10,067.25. Prospective tenants should of course make their own enquiries in this regard.

Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement as inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

As staff are unaware of the potential disposal all viewings must be arranged strictly by prior appointment.

Mr Chris Pearson
Gavin Black & Partners
184 Portland Road, Jesmond
Newcastle upon Tyne, NE2 1DJ
Tel:- 0191 230 2777
Fax:- 0191 232 7374
Mobile:-0783 432 8678
Email:-chris@gavinblack.co.uk



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