



411 Durham Road, Low Fell, Gateshead NE9 5AN

- Ground Floor Retail Unit
- Floor Area 45.3 sq. m. (488 sq. ft.)
- Excellent Passing Trade
- Suitable for a Variety of Uses (stpp)
- Prominent Main Road Position
- Small Business Rate Relief
- New Lease Terms Available

Rent £14,400 per annum

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Location

The premises are located on the main A167 route which runs from Newcastle through Low Fell towards the A1 Western Bypass. Low Fell is a sought after residential area and the premises form part of a small parade of shops at the junction of Belle Vue Bank, Beaconsfield Road and Durham Road.

Description

The unit is located on the ground floor of a two storey mid terrace property with pitched slate roof.

The unit was formally occupied by an electric retail business but would suit a variety of uses subject to the correct use class.

Area	Sq. m.	Sq. ft.
Ground Floor		
Retail Area	33.23	357.68
Store	10.56	113.66
W/C	1.54	16.57
Total	45.33	487.9

Rent

£14,400 per annum

Lease Terms

New lease terms are available

Rateable Value

The 2024 Rating List entry is Rateable Value £7,900

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.

Viewing

Strictly by appointment through this office

Important Notice

1. 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. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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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Prepared 06th September 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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