



229-231 High Street, Gosforth, Newcastle upon Tyne, NE3 1HQ

- Three Storey Retail Unit / Office
- Excellent Passing Trade
- Small Business Rate Relief
- Regent Centre Metro Station 400m
- Floor Area circa 148.5 sq. m. (1,598 sq. ft.)
- New Lease Terms Available
- Suitable for a Variety of Uses stpp
- Two Parking Bays

Rent: £25,000 per annum

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Location

The unit is located on the very sought after Gosforth High Street which is the main road through Gosforth leading to Newcastle City Centre and benefits from high levels of passing trade. The Regent Centre Metro Station and bus interchange is circa 400m providing excellent transport links.

The Premises

We are delighted to offer to the market this three storey mid terrace retail unit / office.

The unit has a ground floor retail area which benefits from full height glass display front. This floor has been split into a front reception/ retail area, a small interview room and meeting room located to the rear. There is also a small kitchen and W.C to the rear.

The first floor is split into two smaller offices and one larger office space and benefits from a small W/C. The second floor has a mansard ceiling with a small kitchen and a larger office/storage area. Both floors can be accessed separately through the ground floor unit.

The unit was formally occupied by Carr & Co solicitors but would suit a variety of uses subject to the correct use class

Area	Sq. m.	Sq. ft.
Ground Floor		
Retail Area	33.6	361.66
Office	3.72	40.04
Office	11.47	123.46
Kitchen	3.66	39.39
W.C	1.98	21.31
First Floor		
Office	16.37	176.20
Office	22.18	238.74
Office	11.85	127.55
W.C	2.72	29.27
Store	0.48	5.16
Second Floor		
Office	26.98	290.41
Office/Kitchen	13.5	145.31
Net Internal	148.51	1,598.54

Parking

There are two parking spaces which can be accessed through the rear of the ground floor.

Tenure

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

Rent

£25,000 per annum

Costs

The ingoing tenant is responsible for the costs relating to the preparation of a new lease.

Rateable Value

The 2024 Rating List Entry is Rateable Value £11,000

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.

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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