

# To Let

## Nexus Travel Shop, Gateshead Interchange, Gateshead, NE8 1AU

Retail Accommodation  
142 sq m (1,527 sq ft)



- Prominent retail unit situated within busy transport interchange
- Return glazed frontage

- Dual customer access points
- Ancillary space

## Location

The property is situated within Gateshead Interchange development located on West Street within Gateshead town center. Gateshead Interchange is the main public transport hub within Gateshead town center with the bus boarding's seeing approximately 4.5 million passengers per annum. The ground floor concourse serves as the bus station with the Gateshead town centre Metro station on the lower level.

The interchange provides regular access via bus and rail to the immediate Tyne and Wear postcodes and the wider north east region.

## Description

The property comprises a single level retail unit positioned within the concourse area of Gateshead Interchange, within Gateshead town centre.

The unit is currently configured as a ticket dispensary/travel shop and is of a largely rectangular shape with a fully glazed frontage. The unit comprises a broadly open plan retail accommodation to the front section with ancillary office and staff accommodation to the rear.

The property has dual customer entrances – the primary entrance fronting to the main concourse area with a secondary entrance to the side/rear.

Internally, the unit is fitted to include;

- Dual customer entrances
- Kitchen facilities
- Separate customer and staff access points
- WC facilities.



## Accommodation

The accommodation provides the following net internal areas:

Accommodation	Sq M	(Sq ft)
Sales Area	92.56	(996)
Ancillary	49.36	(531)
<b>Total</b>	<b>142</b>	<b>(1,527)</b>

## Services

The properties benefit from all main services.

## Rateable Value

The property will require assessing prior to occupation.

## Terms

The property is available by way of a new internal repair and insurance basis for a term of years to be agreed between the parties.

You should be aware that the Code of Practices for commercial leases in England and Wales strongly recommend you seek advice from a qualified surveyor, solicitor or license conveyancer before agreeing or signing a business agreement.

The code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).

## Rent

The accommodation is available at a rent of £19,500 per annum exclusive.

## Service Charge

An Estate Service Charge will be recoverable from the occupier for upkeep and maintenance of the estate. Further details on application.

# Energy Performance Rating

D - 81

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

## Contact Details, Viewing and Further Information

Strictly by prior appointment via agents BNP Paribas Real Estate.

Aidan Baker

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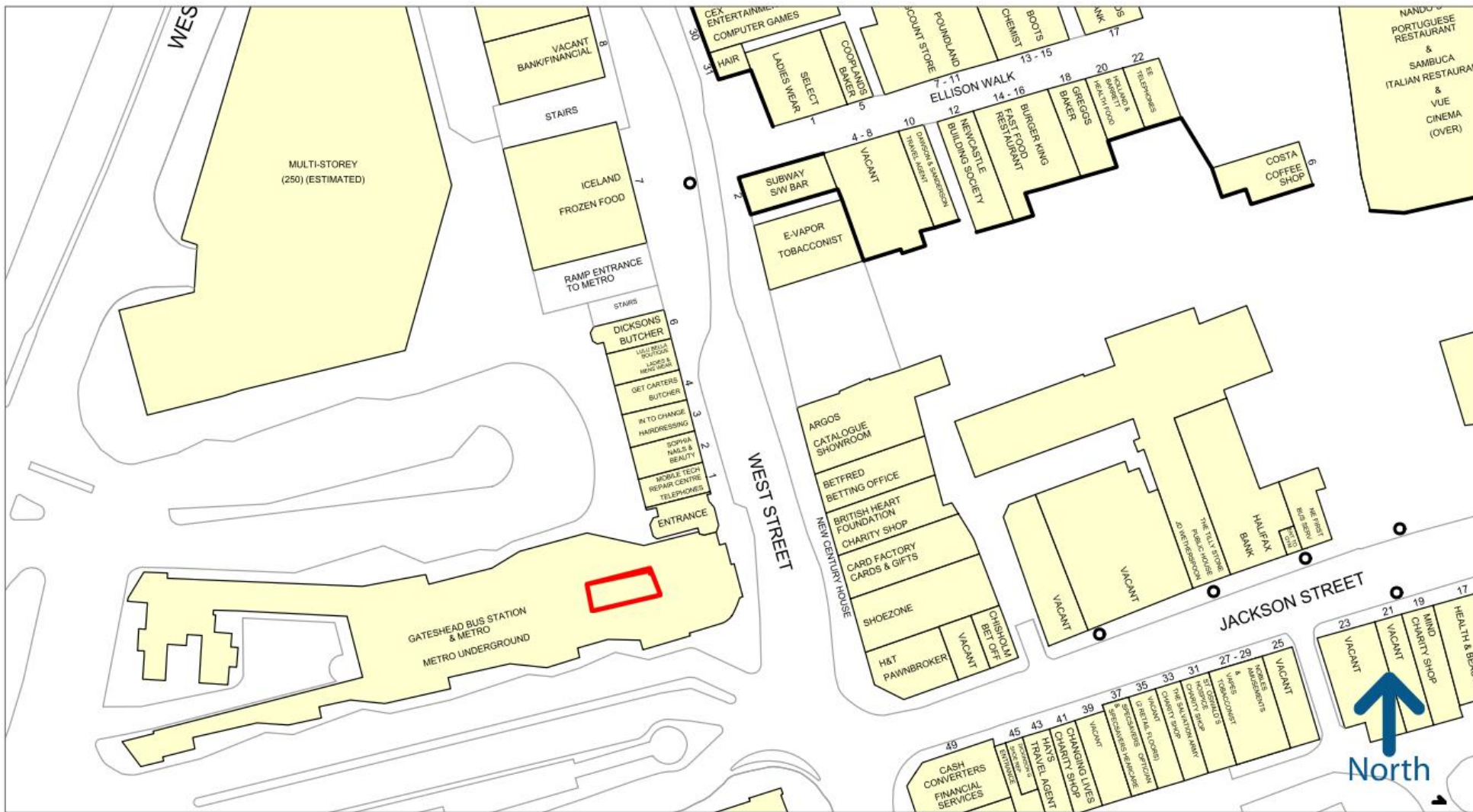
John Routledge

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07826 889598

Subject to Contract  
26 May 2021



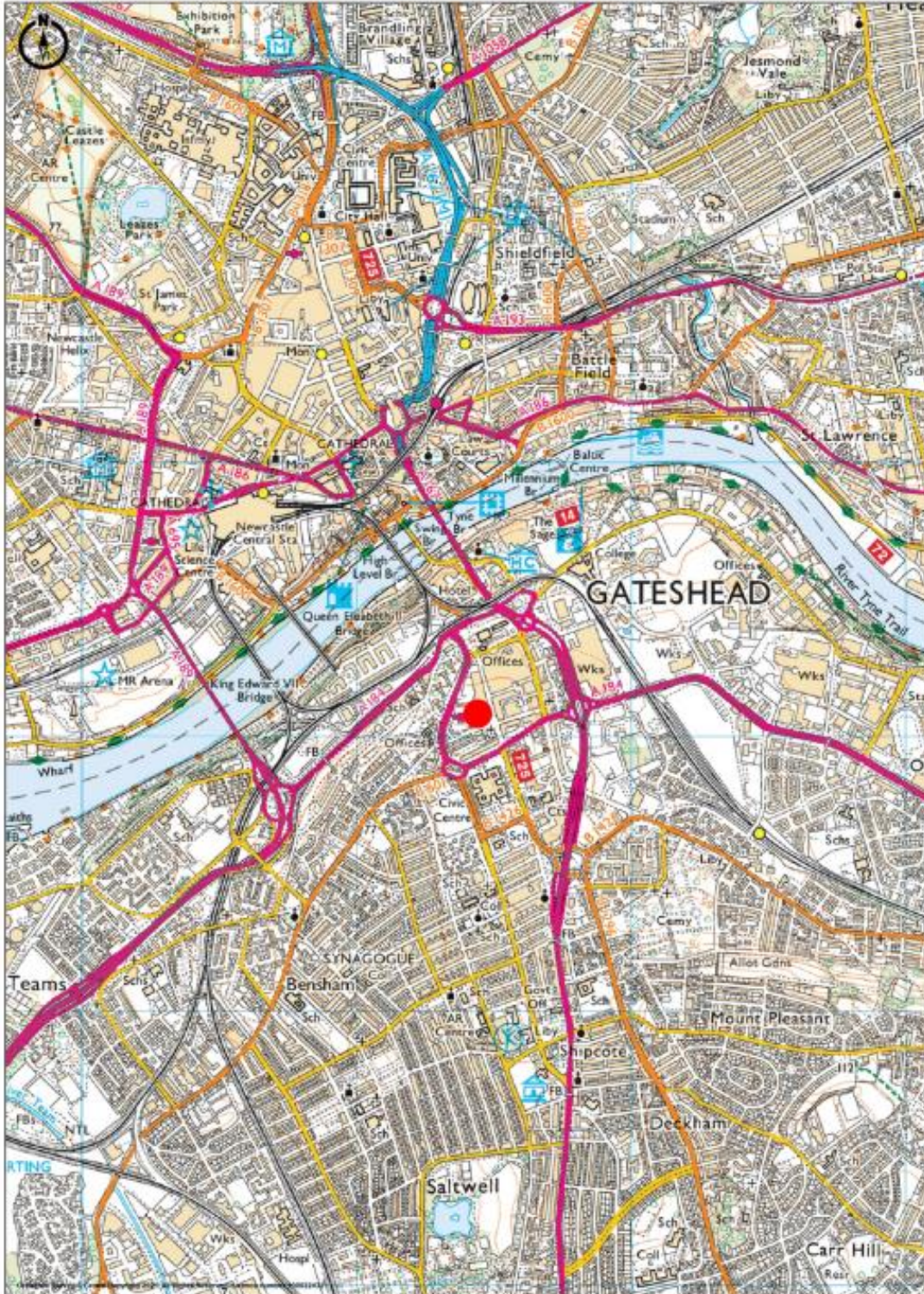
50 metres

Experian Goad Plan Created: 26/05/2021  
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