

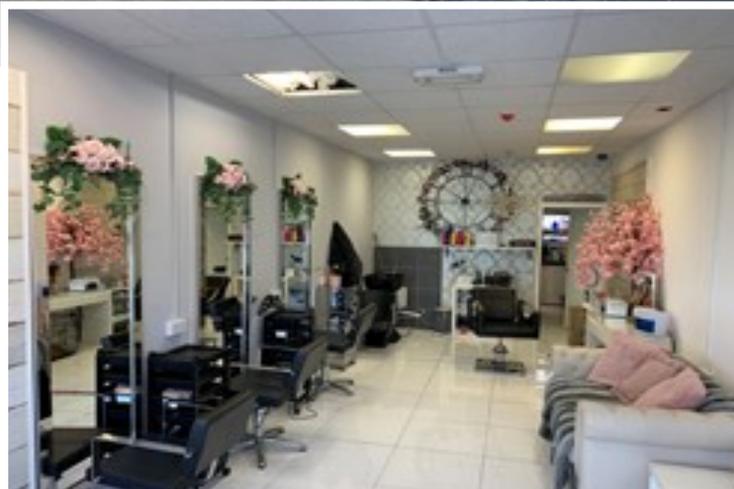
**retail in NE8**

Jackson Street, Gateshead  
Tyne and Wear, NE8 1EE

**£7,200** Per Annum

- ✓ Lease Assignment & Leaseback
- ✓ Established Hairdressers
- ✓ Gateshead Town Centre Location
- ✓ Electric Roller Shutter
- ✓ Net Internal Area 341 sq. ft.

COMMERCIAL



# Summary

- Property Type: Retail - Parking: None Price: £7,200

## Description

Our client has decided to offer the opportunity to take on an existing lease within Gateshead town centre. The property is situated on Jackson Street within Gateshead town centre, right next to Trinity Square and Gateshead High Street. It houses an established hair and beauty business with a treatment room to the rear.

Our client would be interested in organising a leaseback agreement where they retain use of the treatment room. All enquiries are welcome.

## Location

The subject property is well located along Jackson Street, Gateshead. This property is located within easy reach of local amenities, transport links and schools. The subject property is located approximately 2.6 miles from Newcastle city centre.

## Accommodation

The property briefly comprises a ground floor retail unit with glass frontage, dedicated entrance and an electric roller shutter door. Internally the property is well fitted with tiled flooring, suspended ceilings and fluorescent strip tube lighting. There is also a treatment room to the rear, kitchenette and bathroom.

Shop - 26.92 sq. m. (289.91 sq. ft.)  
Kitchenette/WC - 4.77 sq. m. (51.42 sq. ft.)  
Treatment Room - 8.61 sq. m. (92.68 sq. ft.)

## Lease Details

Our client took on a new lease for a term of two years commencing in March 2021 at a passing rent of £800 per calendar month. Full lease details can be provided upon request.

Our client would ideally like to leaseback the treatment room at £200 per calendar month with terms to be negotiated upon.

## Rateable Value

The adopted rateable value is £9,700 as of 1st April 2017.

Sourced from VOA.

## Energy Performance Certificate

Available upon request (rating D).

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



**Jackson Street, Gateshead, Tyne and Wear, NE8 1EE**

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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