

TO LET UNIT 13 ENTERPRISE HOUSE, TEAM VALEY, GATESHEAD, NE11 0SR



LAST UNIT AVAILABLE

- Prominently positioned retail unit.
- Clean retail unit with new shop front.
- Free parking to the front.
- “E Class” consent allowing for a wide range of uses
- Nearby occupiers include **Papa Johns**, **Sims Kitchen**, **Havanna Hair & Beauty**, **Studio Electric** & more.

SITUATION

This final retail unit is ideally positioned within a newly developed retail and office scheme. The subject property is situated on Kingsway within the heart of the popular Team Valley Trading Estate in Gateshead. Kingsway is the primary route through the Team Valley, which also provides access to the A1 Western Bypass.

The development also benefits from approximately 20 on-site car parking spaces.

Nearby occupiers include Sims Kitchen, Havanna Hair & Beauty, Papa Johns, and Studio Electric.

ACCOMODATION

Arranged over ground floor with parking provisions to the front.

Ground Floor Area	84 m ²	905 ft ²
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LEASE TERMS

A new effectively Full Repairing & Insuring lease for a term to be agreed is available at **£22,500 per annum** exclusive.

EPC

The property has a Energy Performance Certificate of **B41**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£17,250
2024/2025 UBR	£0.499
Estimated Rates Payable	£8,607.75

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information, please contact:

Oliver Sunderland

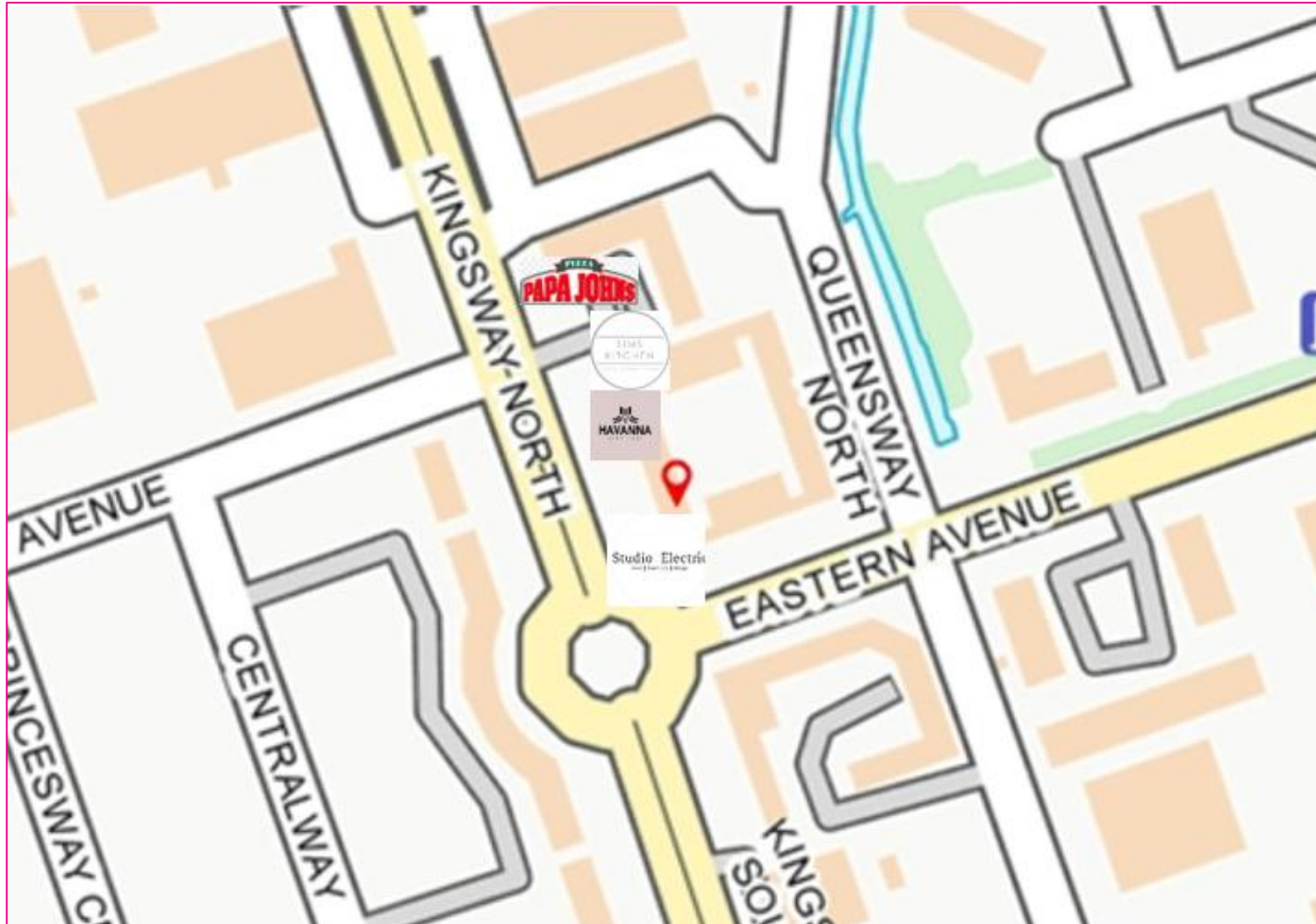
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