

TO LET

31 St Marys Green, Whickham, NE16 4DN



- Prominently positioned retail unit on the primary thoroughfare in Whickham, Front Street.
- Ideal Food & Beverage opportunity.
- Ample public parking and loading to the rear.
- Nearby occupiers include **The Gibside Hotel, Tesco Express, Heron Foods, Greggs** & more.
- Ground Floor Gross Internal Area of 236 m² (2,541 ft²).

SITUATION

The Unit is prominently positioned on Front Street, the primary thoroughfare in Whickham, a sought-after suburb of Gateshead. The unit presents well, open planned with WC provisions to the rear.

This location benefits from being in the proximity of numerous well-established brands, including Tesco Express, Heron Foods, Greggs & more. To the rear are good loading facilities and ample parking options including pay & display at the rear.

ACCOMODATION

Arranged over ground floor, with WC provisions to the rear.

Ground Floor Area	236 m ²	2,541 ft ²
--------------------------	--------------------	-----------------------

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at **£32,500 per annum** exclusive.

EPC

The properties EPC is available upon request.

BUSINESS RATES

Rateable Value	£29,250
2025/2026 UBR	£0.499
Estimated Rates Payable	£14,595.75

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

E: oliver@atretail.co.uk

M: 07943 836 058

Ian Thurlbeck

E: iant@atretail.co.uk

M: 07515 831417



MISREPRESENTATION ACT 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these p to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) o not make or give and neither ATF Retail Limited or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. **FINANCE ACT 1989:** Unless otherwise stated or prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.