

TO LET - Former TGI Friday's restaurant,
available as a whole or can be divisible



Gateshead

Clasper Way, Swalwell, NE16 3BE

GIA approx. 5,800 sq ft (538.82 sq m)

Rent on Application

Fully fitted restaurant/alternative uses would be considered, subject to planning and vacant possession

Location & Description:

- Subject premises located in a high profile and prominent position fronting the roundabout of Riverside Way and Clasper Way, less than half a mile from the Metro Centre and Junction 73 of the A1.
- Site area extends to circa 1.1 acres.
- High daily traffic counts on the A694, these being circa 42,000 from the north and circa 28,000 from the A1 and 20,000 along the A1114.
- Occupiers close by include Barker & Stonehouse, Aldi, Toyota and Mazda dealerships, Premier Inn, Travelodge and Holiday Inn as well as Metro Centre, Metro Retail Park and IKEA.
- Former TGI Friday's restaurant is fully fitted with ample car parking.
- To let in its entirety or potential to be split, subject to planning.

Demise:

GIA approx. 5,800 sq ft (538.82 sq m)

Measurement to be confirmed, as the premises have yet to be inspected.

Rent:

Available upon request.

Lease:

New effectively FRI lease, the length of which is to be agreed.

Service Charge:

To be confirmed.

EPC:

Energy Performance Rating Assessment - D.

Legal and Professional Fees:

Each party will incur their own costs in this transaction.

Rating Assessment:

Rateable Value (April 2023) - £128,000.

Date Prepared:

December 2024

Subject to Contract

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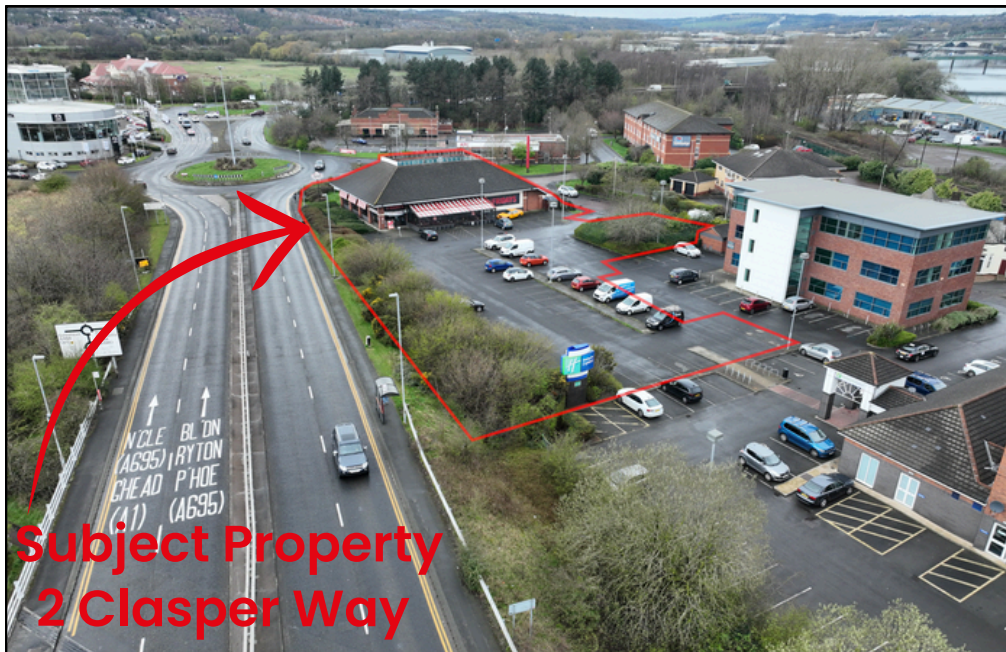
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