



TO LET

**197/199 Prince Edward Road
South Shields
Tyne & Wear
NE34 8PL**

**Ground Floor Retail Unit With First Floor
Office/Storage Accommodation**

Specification

- Located within one of the major suburban shopping centres in South Tyneside
- Close to new residential development, Cleadon Park Primary Care Centre and Library
- Close to many national retailers including William Hill, Northern Rock, Barclays, The Post Office and Sainsburys

Location

Prince Edward Road is situated approximately 1 mile south of South Shields Town Centre, and approximately 12 miles south east of Newcastle City Centre. There is good transport links due to the proximity to both the A1 and A19.

The unit is within a popular and well established suburban shopping area with a combination of local and national traders including Barclays, The Post Office, William Hill, Ladbrokes, Northern Rock, Lloyds TSB, Sainsburys and Cleadon Park Primary Care Centre and Library.

There is free on street parking to the front of the property with a two hour restriction, and also good public transport links with regular bus services and the South Shields metro station in the town.

Description

The premises comprise a mid terrace ground floor retail unit with large glass frontage. The self-contained first floor comprises of a former flat which provides 2 No offices and WC, the accommodation is accessed via a separate doorway and staircase that fronts onto Prince Edward Road. There is a possibility our client maybe willing to extend into the back yard to provide extra retail and storage space. A new rent would be applied to reflect the larger floor areas.

Accommodation

The accommodation comprises the following approximate areas:

Ground Floor Internal Sales Area	392 sq ft	36.40 sq m
Ground Floor Internal Staff Area	45 sq ft	4.20 sq m
Ground Floor External	569 sq ft	52.89 sq m
First Floor	395 sq ft	36.70 sq m

Lease Terms

The property is offered by way of a new fully repairing and insuring lease for a term of years to be agreed at a commencing rent of £14,250 per annum.

Business Rates

The current rating assessments are as follows: -

Ground Floor	£7,700
First Floor	£1,425

The Uniform Business Rate for the year 2010/11 is 41.4 pence in the pound.

Interested parties should make their own inquiries to the Local Rating Authority, South Tyneside Council.

Possession

Upon completion of legal formalities.

Legal Cost

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

Viewing

By appointment through sole agents, Johnson Tucker LLP.

Subject to Contract



OS Ordnance Survey

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