

TO LET/MAY SELL

High Street Retail

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



- Ground floor retail unit with self-contained storage / flat above.
- Popular retail parade with a number of national local operators.
- Ground floor sales 40.3 sq m (434 sq ft)
- Asking rent £12,500 per annum.

LOCATION

Prince Edward Road is a busy suburban shopping parade serving a densely populated residential area known as The Nook. The street is home to a number of national occupiers including Sainsbury's, Tesco, Barclays, Post Office and Subway. There is free off street parking immediately to the front of the parade.

DESCRIPTION

The property provides ground floor retail space with rear yard. The first floor has a self-contained entrance onto Prince Edward Road. It is currently used as storage but could be converted to a 1 bedroom flat.

ACCOMODATION

The property has the below;

Ground floor retail area –	40.3 sq m	(434 sq ft)
First Floor –	36.7 sq m	(395 sq ft)
Storage yard/bin store		

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £12,500 per annum (exclusive). All other terms are to be agreed by negotiation.

Freehold price on application.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

197 Prince Edward Road: £1,275
199 Prince Edward Road: £7,600

The Small Business rate for the year 2017/2018 is 46.6 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

An energy performance certificate is available on request.

VAT

All figures quoted are exclusive of VAT where chargeable.

VIEWING

By appointment through Johnson Tucker LLP.

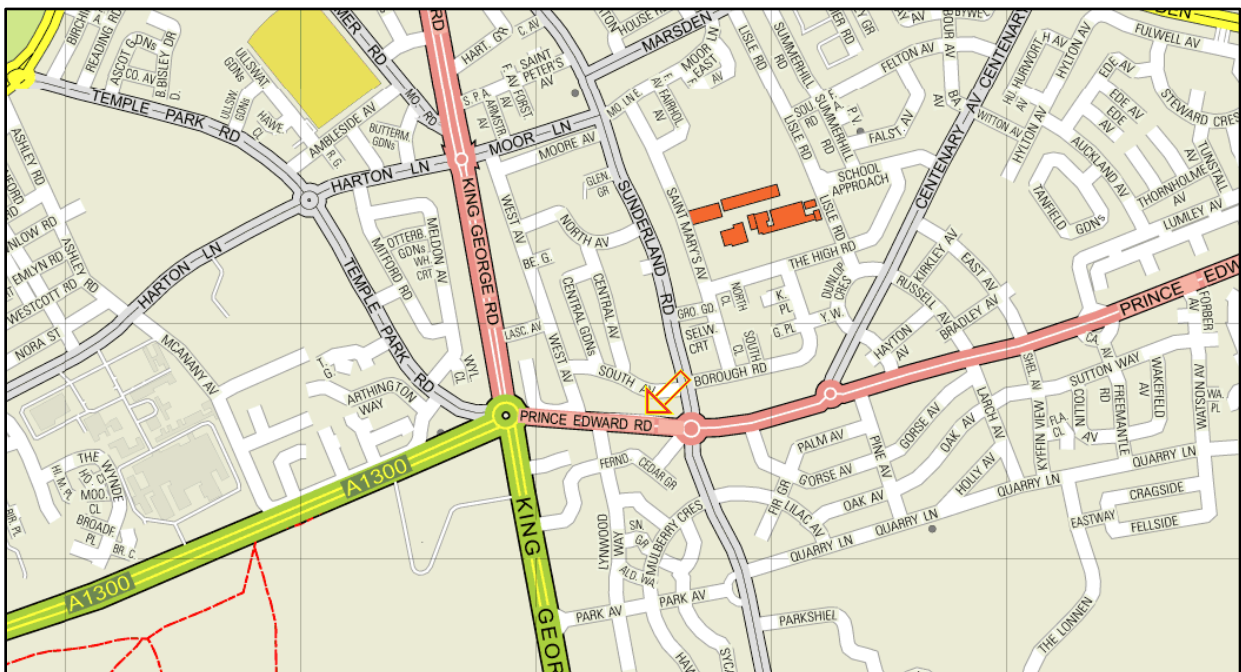
David Johnson

0191 269 7890 / davidj@johnsontucker.co.uk

Kristian Sorensen

0191 269 7892 / kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



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Johnson Tucker LLP, The Boathouse, Newburn, Newcastle upon Tyne, NE15 8NL

T: 0191 269 7890 E: info@johnsontucker.co.uk W: www.johnsontucker.co.uk

