

TO LET

NORTH SHIELDS / RETAIL

johnson
tucker

chartered surveyors & property consultants

85 Bedford Street
North Shields
Tyne & Wear
NE29 6QF



- Prominent corner position opposite The Beacon Shopping Centre.
- 100% pedestrianised prime pitch of North Shields.
- Total floor area of 105.71 sq m (1,138.25 sq ft) over two floors.
- Asking Rent: £25,000 per annum.
- Formerly occupied by Thomas Cook travel agents however alternative uses may suit subject to the relevant landlord and planning consents.
- Available immediately.



LOCATION

The property is located in North Shields approximately 8 miles each of Newcastle upon Tyne, 2 miles west of Tynemouth and 8 miles to the north of Sunderland. North Shields benefits from excellent transport links and North Shields metro station is situated 0.1 miles from Bedford Street providing ease of access to Newcastle city centre and other towns and locations throughout the north east and Newcastle.

The property is well situated in 100% prime pedestrianised section of Bedford Street which is North Shields principal shopping street. Occupiers immediately adjacent to the property include Burger King, Costa, Marie Curie, Co-op among others. The main entrance to The Beacon shopping centre is on Bedford Street immediately opposite the property and occupiers of the shopping centre situated opposite include Greggs, Superdrug, Cooplunds, Three, EE, Boots among others.

DESCRIPTION

The property is a traditional two storey retail unit situated in a prominent corner position. The property was previously occupied by Thomas Cook travel agent and provides ground floor retail space with ancillary storage on the first floor.



TERMS

The premises are available by way of a full repairing and insuring lease for a term of years to be agreed at an asking rent of £25,000 per annum.

ACCOMMODATION

Front Retail	37.36 sq m	(402 sq ft)
Bureau De Change	5.62 sq m	(60.53 sq ft)
Back of House	14.7 sq m	(158.63 sq ft)
First Floor Room 1	18.01 sq m	(193.88 sq ft)
First Floor Room 2	20.65 sq m	(222.31 sq ft)
First Floor Staff/Kitchen	9.37 sq m	(100.90 sq ft)

RATING ASSESSMENT

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

Description: £23,250

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound

LEGAL COSTS

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

EPC

The property has an energy performance certificate rating of D-89

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

SERVICES

We understand the property has all main services connected however any interested parties should make their own investigations in this regard.

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen on 07754 584 192 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT

Conditions under which these particulars are issued

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