

TO LET

NORTH SHIELDS / RETAIL

83 Bedford Street
North Shields
Tyne & Wear
NE29 6QF

johnson
tucker

chartered surveyors & property consultants



- 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: £18,500 per annum.
- Formerly occupied by Lloyds Pharmacy 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 Lloyds Pharmacy 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 £18,500 per annum.

ACCOMMODATION

Ground	87 sq m	(936 sq ft)
First	32 sq m	(344 sq ft)
Total	119 sq m	(1281 sq ft)

RATING ASSESSMENT

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

Description: £23,500

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-82

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

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Johnson Tucker LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

