

# FOR SALE

North Shields / Retail

johnson  
tucker

chartered surveyors & property consultants

43-44 Nile Street  
North Shields  
Tyne & Wear  
NE29 0BB



- Seeking OIE of £95,000
- Total floor area of 146.87 sq m (1,580.87 sq ft) over two floors.
- Nearby occupiers include Newcastle Building Society, Lloyds Bank, YMCA, Leeds Building Society among other national and local occupiers
- The property is well situated close to the main pedestrian section of North Shields



## LOCATION

The property is located in North Shields approximately 8 miles east of Newcastle upon Tyne, 2 miles west of Tynemouth and 8 miles to the north of Sunderland.

The property is well situated close to main pedestrian section of North Shields within walking distance of the principle shopping street Bedford Street and main shopping centre The Beacon. Other occupiers nearby include Newcastle Building Society, Lloyds Bank, YMCA, Leeds Building Society among other national and local occupiers

## DESCRIPTION

The property comprises a single terraced retail property over two storeys situated in a retail location with on-street parking outside in amongst other retailers and properties of a similar character, age and specification.

## ACCOMMODATION

The property has floor areas as follows:

Ground Floor Zone A	41.38 sq m	445.41 sq ft
Ground Floor Zone B	39.05 sq m	420.22 sq ft
Retail Zone C	20.23 sq m	217.75 sq ft
First Floor	46.21 sq m	497.49 sq ft
<b>Total</b>	<b>146.87 sq m</b>	<b>1,580.87 sq ft</b>

## TERMS

We are instructed to seek unconditional offers in excess of **£95,000 (Ninety Five Thousand Pounds)**.

## RATING ASSESSMENT

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

Description: £7,900

The Small Business rate for the year 2021/2022 is 49.9 pence in the pound.

Due to the Rateable Value being beneath £18,000 we understand that small business relief may be available. All interested parties are urged to make their own enquiries in this regard.

## LEGAL COSTS

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

## EPC

The property has an EPC rating of D85.

## VAT

We are advised that VAT is not applicable.

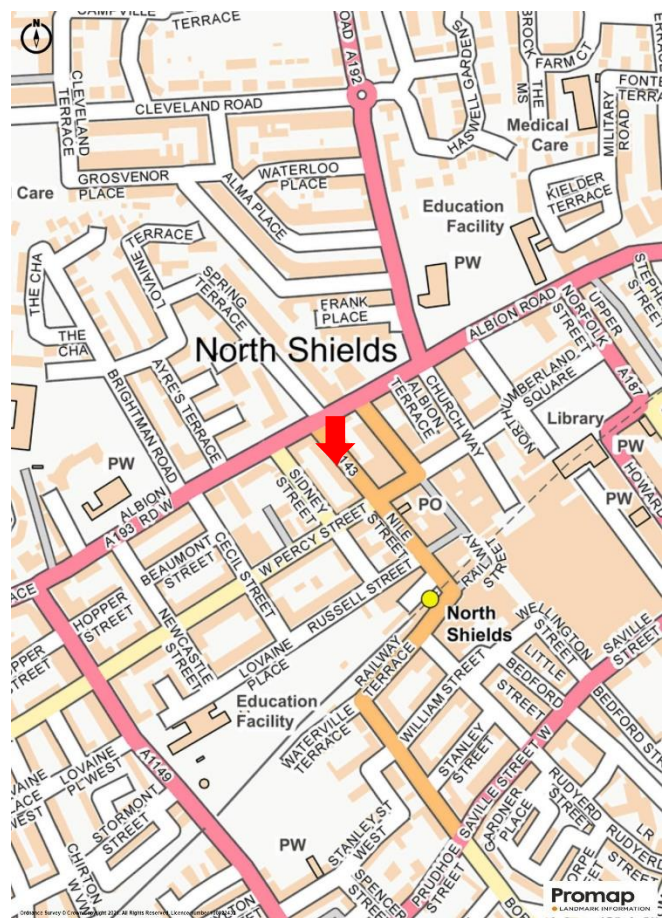
## ANTI-MONEY LAUNDERING REGULATIONS

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

## VIEWING

By appointment only through Johnson Tucker LLP.  
Contact Daniel Capobasso on 07968 618 948 or [danielc@johnsontucker.co.uk](mailto:danielc@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.
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