

R4 WESTOE CROWN VILLAGE SOUTH SHIELDS, NE33 3PE

- Ground floor retail unit
- Popular retail parade
- Parking available outside
- Asking rent £17,500 per annum



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LOCATION

South Shields is an important coastal town and one of the North East's most popular seaside resorts. The town lies within the Tyne & Wear Conurbation and is located on the south bank of the River Tyne estuary. The town currently has a population of 75,000 people, whilst Tyne and Wear has a wider population of 1.13 million people.

Westoe is a suburb of South Shields. The subject property is situated in the heart of the newly developed Westoe Village which was developed by Taylor Wimpey. The development includes new housing and community facilities. The retail parade is at the centre of this redevelopment and close to The Westoe Crown Primary School, local parks and the sea front.

DESCRIPTION

The property comprises a ground floor, glazed frontage retail unit. The unit has been fitted to a good standard internally and benefits from laminate flooring, spot lights, separate staff breakout areas and WC.

There is a parking space to the rear.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
R7 Westoe	100.24	1,079

TERMS

The property is available to let by way of an effectively full repairing and insuring lease for a term of years to be agreed at an initial rent of £17,500 per annum. Service charge is payable on demand, details of which are available upon application.

RATING ASSESSMENT

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

Rateable Value	£
2023	£13,000

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

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..

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of D90.

VIEWINGS

Strictly by appointment through George F White LLP or alternatively please contact Pete Townsend at our joint agents @Retail.

Kristian Sorensen MRICS

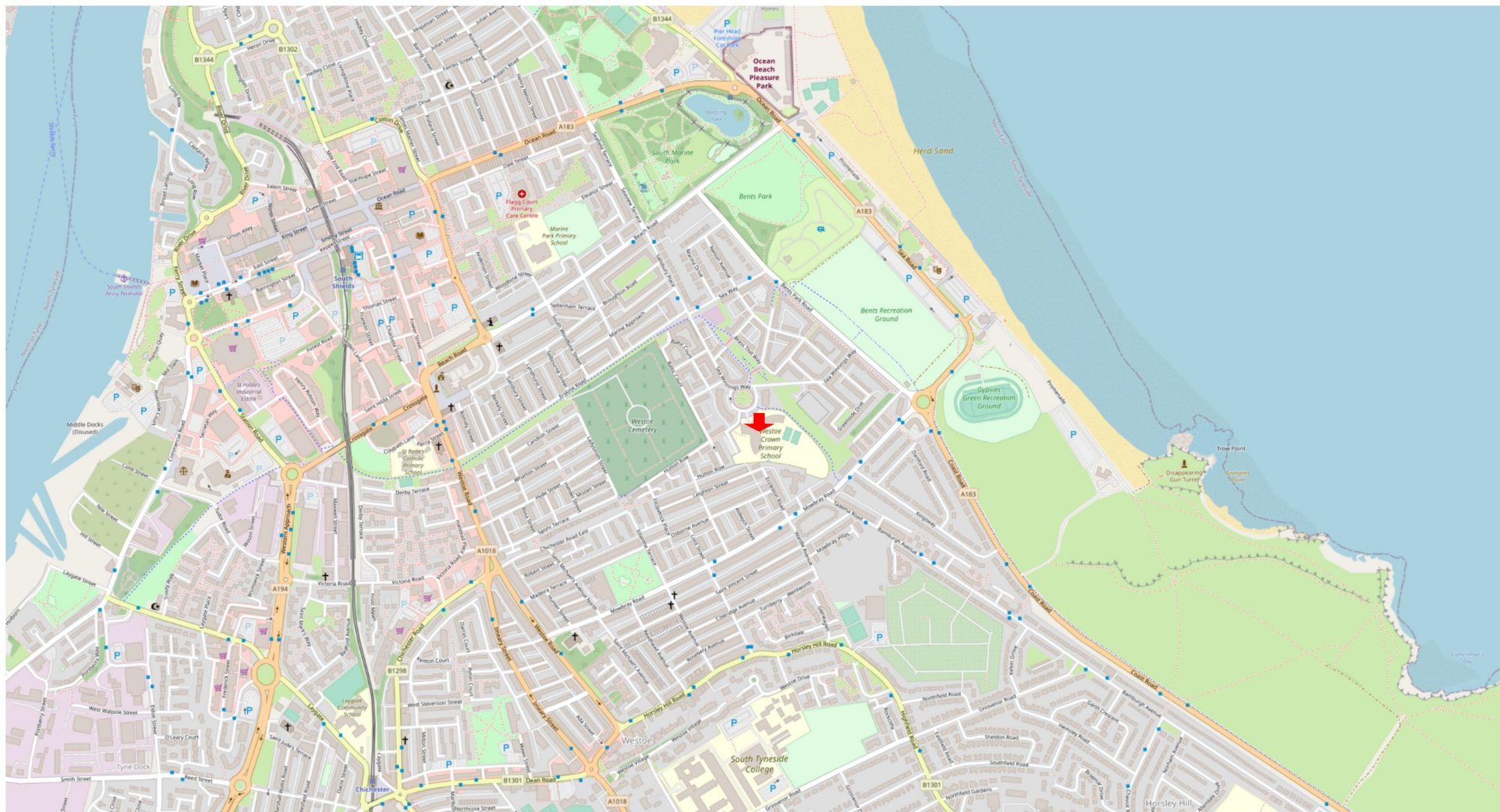
07586 128 092 /

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IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.

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Produced on Aug 8, 2022.

| 500 m | 

LOCATION PLAN

R7 WESTOE CROWN VILLAGE, SOUTH SHIELDS, NE33 3P

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