

RETAIL UNIT - TO LET

23 NORTHUMBERLAND SQUARE
NORTH SHIELDS
NE30 1PW

RETAIL UNIT

MAY SUIT OFFICE SUBJECT TO PLANNING
66.89M² (720FT²)



LOCATION

The property is located in the principle business district of North Shields in close proximity to the central shopping core of the town.

North Shields is situated on the north bank of the River Tyne approximately 10 miles east of Newcastle upon Tyne City Centre.

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BISSETT

KENNING & NEWISS

CHARTERED SURVEYORS

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Property Agency

Rating

Valuations

*Building Surveys &
Appraisals*

*Rent Reviews/Lease
Renewals*

Compulsory Purchase

Property Management

Investment

Property Development

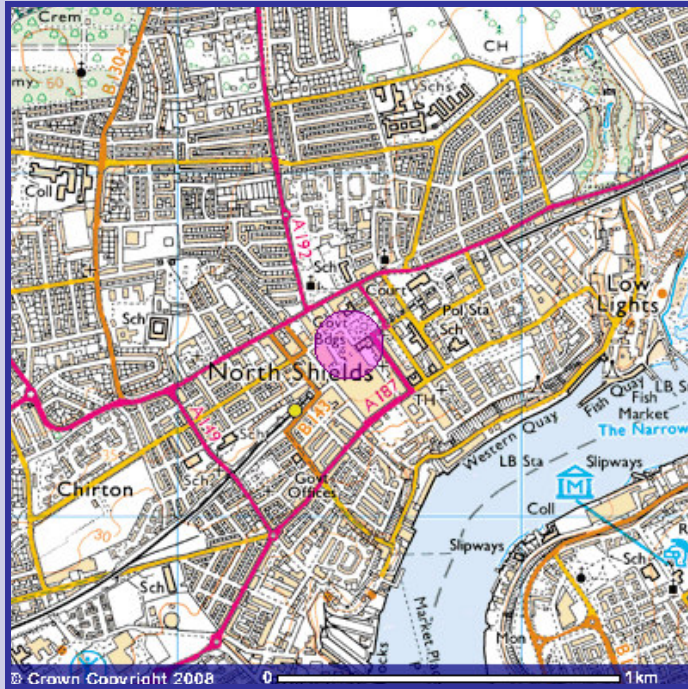
Project Management

Bissett Kenning & Newiss for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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- (iv) all rents, premiums and purchase prices quoted herein are exclusive of VAT which may be due. All offers are to be made to Bissett Kenning & Newiss upon this basis and where silent offers will be deemed net to VAT.

The town is well located for road transport links with close access to the Coast Road A1058 and in turn the A19. North Shields is also served by the Tyne and Wear Metro, good local bus services and the Shields Ferry which connects North Shields with South Shields.

The surrounding area is mixed use. Local occupiers include Estate Agents, Solicitors and Retailers. The local library and shopping core of the town are within 200 metres.



DESCRIPTION

This ground floor retail unit forms part of a four storey mid-terraced brick built building. The main access to the unit is via a raised level front door. There is also a rear exit door that leads to the car park, providing one allocated parking space for the retail unit.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and was provided the following accommodation on a Net Internal Area (NIA) Basis:

Upper Ground Floor 66.89m² 720ft²

TENURE

The premises are available to let on a new Full Repairing and Insuring lease for a term of years to be agreed at a rent of £7,750 per annum.

V.1847

Apr 2008

BUSINESS RATES

We understand that the premises have been entered into the 2005 Rating List as follows:

Description :	Shop and Premises
Rateable Value:	£4,450

PLANNING

The upper ground floor premises have planning consent, issued by North Tyneside Metropolitan Borough Council, permitting use for A1 retail.

The property is located within the Northumberland Square Conservation Area but is not a listed building.

LEGAL FEES

The ingoing tenant will be responsible for our clients reasonable legal fees incurred in this transaction.

VAT

All figures within these terms are exclusive of VAT where chargeable.

FURTHER INFORMATION

For further information please contact Joanna Bissett or Helen Forster on 0191 272 5551 or via email on:

joanna.bissett@bissett-kenning.co.uk
helen.forster@bissett-kenning.co.uk

VIEWING

Strictly by appointment only with Bissett Kenning and Newiss.



TELEPHONE: 0191 272 5551