

RETAIL UNIT IN SOUTH SHIELDS

39 Westoe Road, South Shields, Tyne & Wear, NE33 4LU

- + £125 per week (£6,500pa)
- + Total area 763sqft (70.8sqm)
- + Ideal Start or Relocating Business
- + Prominent position with high footfall
- + Nearby retailers include; Photographers, Dentist, Sports Bar, Car Wash, Hairdressers, Iceland Foods, and a range of restaurants and takeaways.
- + Bus Stop Seconds Away.



Thrower Stone Group

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Location

South Shields is a large coastal town that lies approximately 12 miles east of Newcastle-Upon-Tyne. It is situated in the North East at the beginning of the River Tyne.

South Shields is connected to Newcastle and other destinations in the region by the Tyne and Wear Metro suburban rail network, making it a popular choice for commuters. The property is close to the A194 (M) motorway provides a direct link between the Borough and the A1/A1 (M). South Shields is also well connected with Newcastle's International Airport being approx. 40 minutes' drive away.

Description

This retail unit is ideal for starting or relocating any established business. It comprises of a large retail room with storage room a kitchenette and a WC to the rear, there is also access to a rear yard. The property is secure and benefits from external roller shutters, it is clean and tidy and is available for immediate occupation.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground Retail Zone A:	322sqft (29.9sqm)
Ground Retail Zone B:	271sqft (25.2sqm)
Ground Kitchen:	122sqft (11.3sqm)
Ground Staff Toilets:	47sqft (4.4sqm)
Total Area:	763sqft (70.8sqm)



Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £6,500 per annum exclusive.

Business Rates

The current rating assessment is as follows: Shop & Premises £6,500.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact Newcastle City Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract

Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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5. Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT

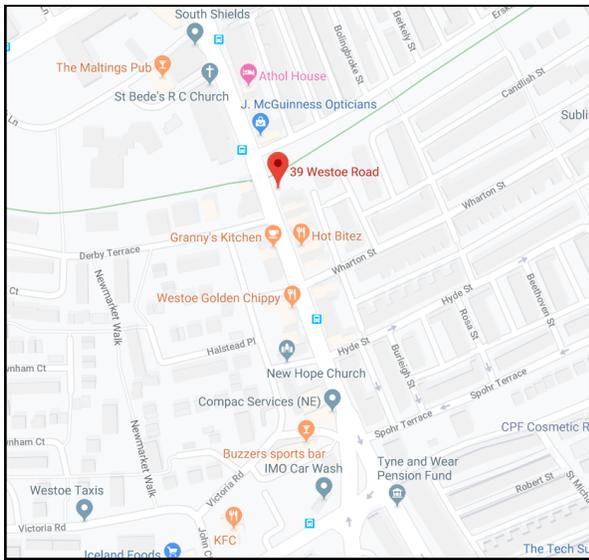


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