



RETAIL UNIT IN SOUTH SHIELDS

396 Stanhope Road, South Shields, NE33 4RB

- + **£85 per week (£4,420pa)**
- + **Total area 172sqft (16sqm)**
- + **Prominent position with high footfall - well established location.**
- + **Bus stop seconds away.**
- + **Retailers nearby include Lifestyle Express, Dog Groomers, Tattoo Studio, Tanning Shop, Paint Shop, Post Office and lots more.**
- + **Electric roller shutters.**



Thrower Stone Group

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07920 522 713 | www.throwerstone.co.uk

Location

The property is situated on Stanhope Road in South Shields. The location is well established, made up of largely residential property and supporting commercial premises. It benefits from excellent transport links with Tyne Dock Metro Station a four minute walk away and several bus routes using Stanhope Road. Additionally West Park is just minutes away, bringing a heavy flow of traffic down Stanhope Road. Nearby retailers include Lifestyle Express, Tanning Shop, Post Office, Hair & Beauty, Bakery, and a range of restaurants and cafes.

Description

This centrally located shop is ideal for starting or relocating your restaurant, take out shop or any other business. The property briefly comprises the main retail area, small kitchen, and toilet to the rear.

The unit is secure and benefits from external electric roller shutters and a fire exit, it is clean and tidy and is available for immediate occupation.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Total Area: 16sqm (172sqft)

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 £4,420 per annum exclusive.

Business Rates

The current rating assessment is as follows: Shop & Premises £1,912.

Most small business are eligible for small business rate relief which in most circumstances equates to 100% rate relief, meaning the tenant pays no business rates.

For further information please contact South Tyneside 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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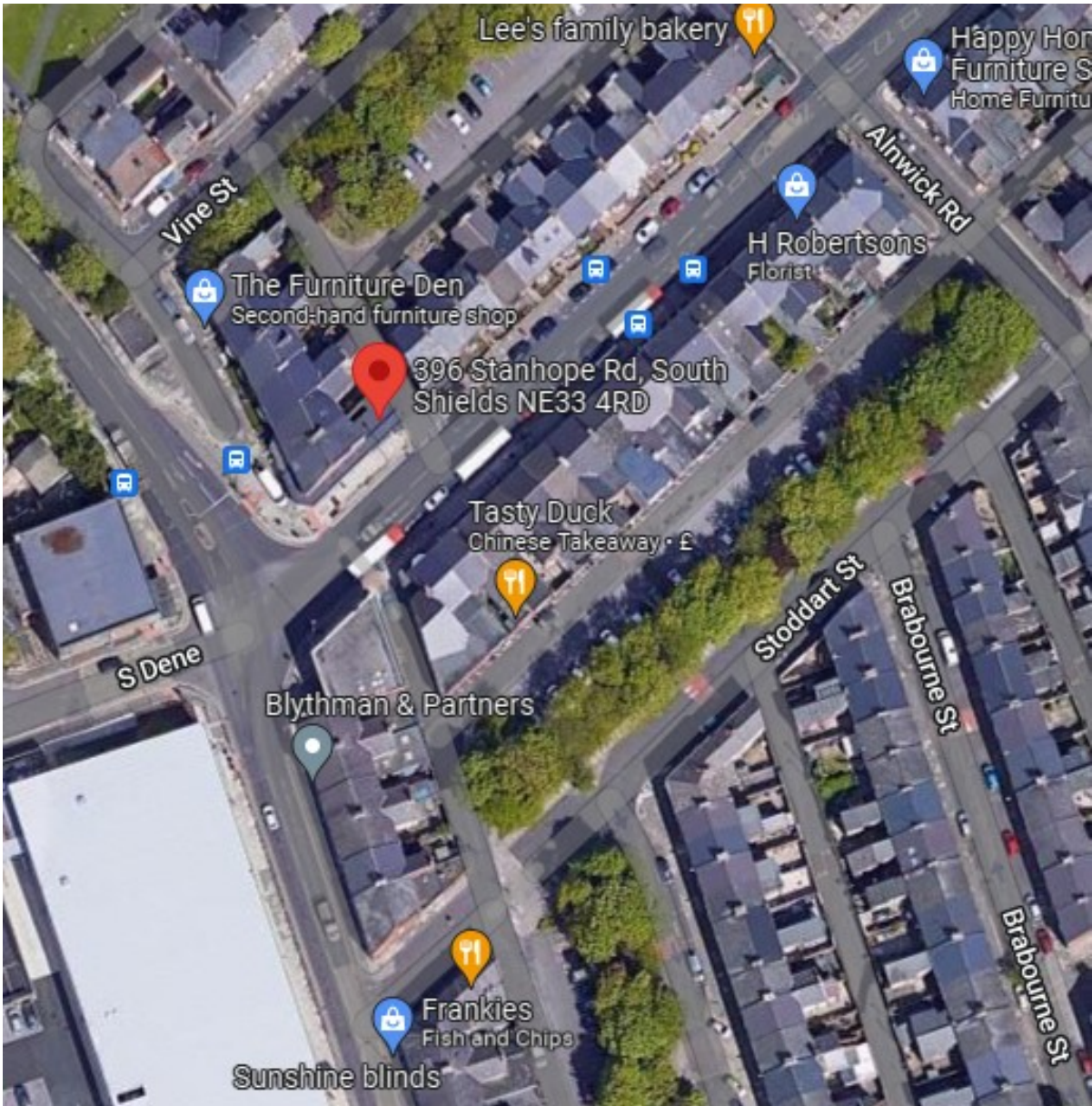
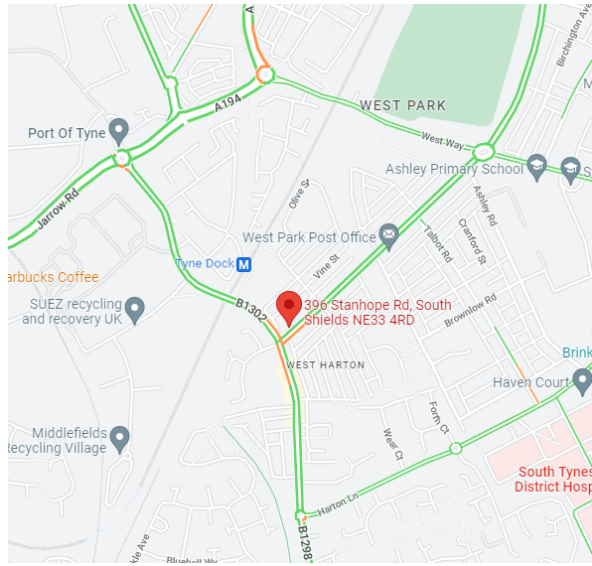
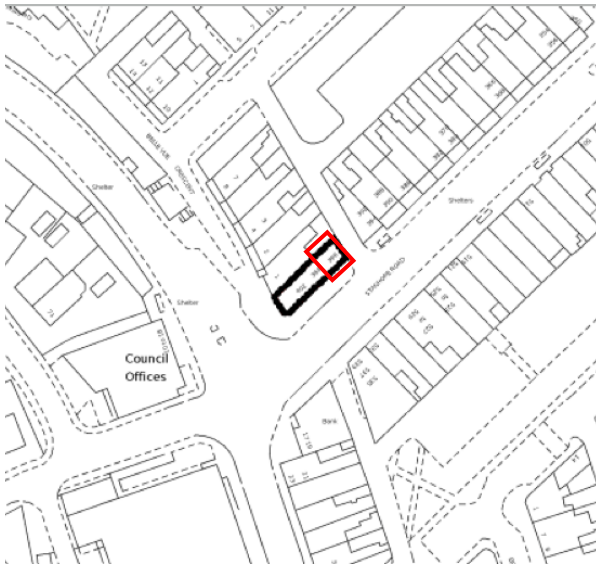


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