



Sanderson
Weatherall

TO LET PROMINENT RETAIL UNIT



Unit 5 Denmark Centre, South Shields, Tyne and Wear NE33 2LR

sw.co.uk

Location

South Shields is located approximately 12 miles to the east of Newcastle upon Tyne and 7 miles to the east of the Tyne Tunnel and A19 providing access to the Newcastle conurbation and population centres to the south. The town of South Shields has good communication links with easy access to the trunk road and motorway system and public transport links via the Metro and bus network. As part of the town centre regeneration plan a new transport interchange is currently under construction within the nearby vicinity. Retailers adjacent and in close proximity to the subject property include Dicksons, Dawson & Sanderson, Virgin Money, Leeds Building Society, McDonalds, Thomas Cook, Franks Factory Flooring and numerous local operators.

Description

The retail unit comprises a two storey mid terraced unit of brick construction under a pitched tiled roof forming part of the Denmark Centre. The unit is prominently situated fronting the pedestrianised section of Milne End Road, close to its junction with King Street. The retail unit is self contained with a glazed shop front which effectively provide good levels of natural light internally. The unit is well configured and finished to a high standard. Ample car parking is also provided nearby with a roof top car park directly above the scheme.

Viewings are highly recommended.

Lease Terms

The property is available by way of a new effective full repairing and insuring lease via service charge for a term of years to be agreed at an asking rent of **£15,000 per annum** subject to contract.

Services

We understand that water and electricity services are connected to the property, however, any interested party should make their own investigations with regards to this matter.

Legal Costs

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

VAT

The property is exempt from VAT.

Accommodation

We understand that the retail unit comprises of the following net internal floor areas:-

Description	Sq M	Sq ft
Retail Zone A	51.80	558
Retail Zone B	47.40	510
Retail Zone C	21.80	235
First floor internal storage	45.90	494
Total	166.90	1,796
ITZA	83.25	896

Rateable Value

With effect from 1st April 2017 we understand the property is assessed for rating purposes as follows:-

Rateable Value £31,000

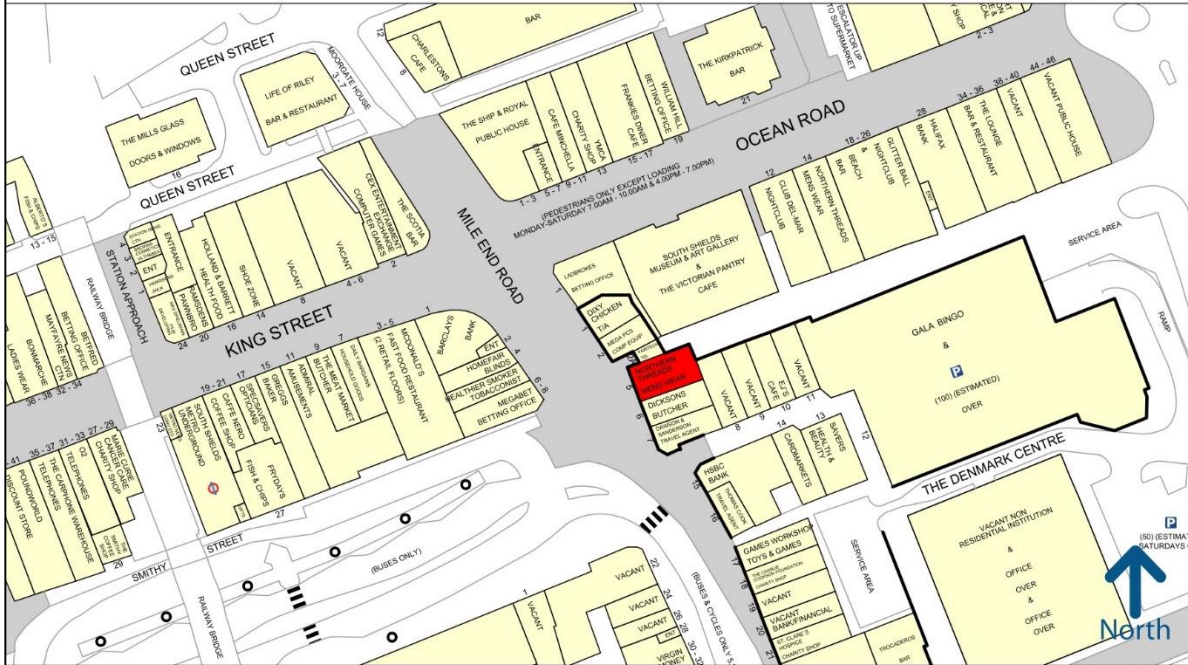
Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (South Tyneside Council).

Planning

The retail unit has consent for A1 Use Class. Alternative uses may be considered subject to obtaining the necessary planning consent.

Energy Performance Certificate

An EPC has been commissioned and will be available upon request.



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