

## PROMINENTLY LOCATED

## SHOP TO LET



### 8 VIKING PRECINCT THE VIKING SHOPPING CENTRE JARROW NE32 3LQ

#### Location

Jarrow is located approximately 8 miles east of Newcastle upon Tyne and is the second largest town within South Tyneside next to South Shields.

The subject property is situated within The Viking Shopping Centre which effectively forms the town centre of Jarrow which is anchored by Morrison's Superstore. Nearby occupiers include Cash Converters, Boots, Brighthouse, GHI Computers, New Look and Wilkinsons.

**Accommodation** The accommodation is arranged over ground and first floors providing the following net internal floor areas:-

Ground Floor Sales	46.45 sq m	500 sq ft
First Floor Ancillary	5.57 sq m	60 sq ft

**Lease Terms** The premises are available to let by way of a new EFRI lease for a term to be agreed at an initial rent of £17,950 exclusive.

**Rateable Value** Our internet enquiry revealed that the premises are assessed in the latest Rating valuation as follows: \_

List description	Shop and premises
Rateable Value	£17,250

Interested parties are advised to make their own enquiries with the Local Rating Authority for an accurate assessment and information regarding relief which may be available.

**Service Charge** A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further details available upon request.

**EPC** The Energy Performance Asset Rating is Band D (90). A full copy of the EPC is available upon request.

**Legal Costs** Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors instructed.

**VAT** All figures quoted in these terms are exclusive of VAT where chargeable.

**Viewing** Strictly through the joint agents Jonathan Chapman ([jchapman@scwcs.com](mailto:jchapman@scwcs.com)) of Smith Cole Wright (0191 221 1616) or Mark Convery of Sanderson Weatherall (0191 269 0103) ([mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk))