

## RETAIL UNIT TO LET UNIT 13 DENMARK CENTRE SOUTH SHIELDS, TYNE AND WEAR, NE33 2LR

### **LOCATION**

South Shields is located approximately 4 miles south east of the Tyne Tunnel, 8 miles east of Newcastle upon Tyne and provides principal commercial centre for South Tyneside. With close proximity to the A19 dual carriageway, the town enjoys excellent communication links including the Tyne and Wear Metro Network and has a resident population of 82,854 persons widening to 157,785 persons in the South Tyneside district. (source Focus 2001).

### **DESCRIPTION**

This external facing unit forms part of the Denmark Centre, a purpose built shopping centre situated in a strong secondary position on the junction with the prime retail pitch of King Street. Ample car parking is provided in the vicinity including a roof top car park above the scheme. The centre is also close to the Metro Station and the town's principal bus station. Other retailers within close proximity include **Games Workshop, Thomas Cook, Dawson and Sanderson Travel, Dicksons Butchers** and various **National Banks**.

### **ACCOMMODATION**

The unit provides the following approximate areas and dimensions:

Ground Floor Sales 889sq ft (82.57 sqm)  
First Floor Ancillary 571 sq ft (53.02 sqm)  
WC Ancillary

### **LEASE TERMS**

The premises are available on a new full repairing and insuring lease via a service charge for a term of years to be agreed and incorporating five yearly upward only rent reviews as appropriate.

### **RENT**

Offers in the region of **£15,000 per annum** are sought.



### **RATES**

We are verbally advised the premises are assessed for rating purposes as follows:

Rateable Value	£24,500.00
Rates Payable 2015/16	£12,078.50

This information should be verified with the Local Rating Authority at South Tyneside Council, Tel: 0191 424 4299.

### **ENERGY PERFORMANCE CERTIFICATE**

Available upon request.

### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with this transaction.

### **VAT**

All figures quoted in these terms are exclusive of any VAT that may be payable.

### **VIEWING**

Strictly by prior appointment through sole agents:

Paul Harvey  
DD: 0191 280 4226  
Mob: 07823 558 686  
Email: [paul@atretail.co.uk](mailto:paul@atretail.co.uk)

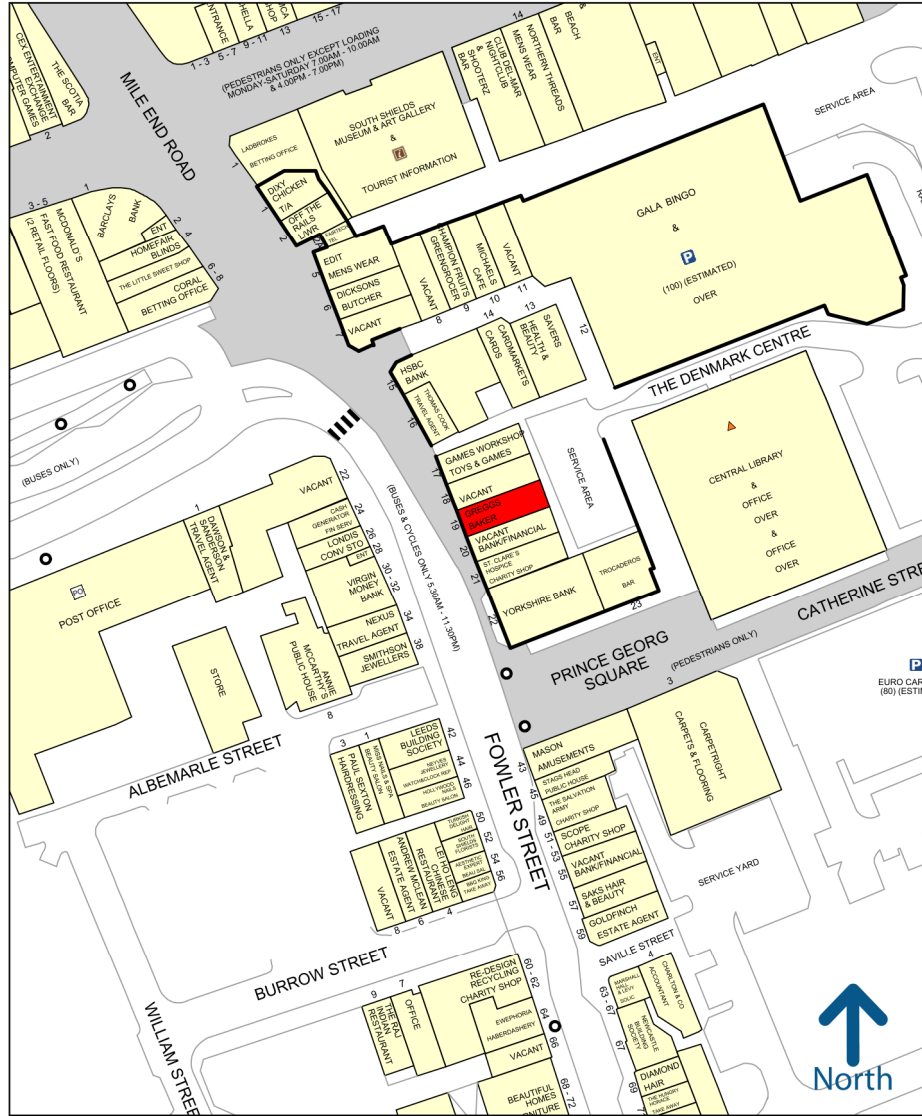
Ian Thurlbeck  
DD: 0191 280 4236  
Mob: 07515 831 417  
Email: [iant@atretail.co.uk](mailto:iant@atretail.co.uk)

OCTOBER 2015





South Shields



Experian Goad Plan Created: 13/10/2015  
Created By: ATF Retail

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015.  
Ordnance Survey 100019885

**Misrepresentation Act 1967:** ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither ATF Retail Limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

**Finance Act 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT.

**Property Misdescriptions Act 1991:** Every reasonable effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.



**Cobalt Business Exchange** Cobalt Business Park, Cobalt Park Way, Newcastle upon Tyne, NE28 9NZ

T: 0191 280 4120 | E: [info@atretail.co.uk](mailto:info@atretail.co.uk) | W: [www.atretail.co.uk](http://www.atretail.co.uk)

ATF Retail Limited: Registered in England: 9196582