

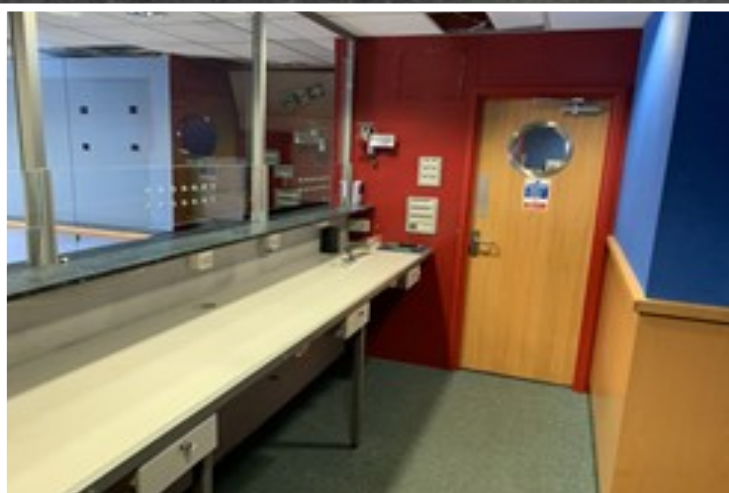
## retail in NE34

Boldon Lane, Boldon Lane, South Shields  
Tyne and Wear, NE34 0AR

# £14,000

- ✓ Ground Floor Retail
- ✓ Prominent Position
- ✓ Available by way of New Lease Terms
- ✓ NIA: 75.5 m2 (813 sq ft)
- ✓ 3 Phase Electrics
- ✓ Hot and Cold Air Conditioning Unit

COMMERCIAL



## Summary

- Property Type: Retail - Parking: On Street Price: £14,000

## Description

The subject property is a ground floor retail premises set within a two storey mid terrace structure provided traditional shop window frontage and signage over with security shuttering.

Internal allocation is primarily given to a sales area further complimented by an office, kitchen and 3 x WC. The premises also benefits from 3 phase electrics, hot and cold air conditioning and alarm system.

## Location

Property is located on Boldon Lane, West Harton - a village within the South Shields area of South Tyneside, Tyne and Wear.

West Harton Village lies approximately 6 miles North of Sunderland and 10 miles East of Gateshead. Boldon Lane also lies half a mile of the port of Tyne Dock.

## Local Amenities

Boldon lane is a busy commercial street within south shields that hosts a variety of commercial businesses and local amenities. A dentist and pharmacy currently occupy the properties on either side of this marketed property.

Directly opposite the premises is large commercial plot which is currently occupied by the Supermarket chain Lidl. The supermarket has been totally renovated in recent years and boasts a prominent position on Boldon Lane that attracts many local shoppers to the area.

Furthermore South Tyneside District Hospital is located within 0.5miles and South Tyneside college is located 1 mile away.

## Transport Links

The property is located with access to excellent transport links with the A19 situated with 2 miles – a main transport link with Northbound and Southband traffic.

Public transport is also readily accessible with Port of Tyne Metro Station with a 2 min walk. The location also provides excellent Bus services around the North East with the nearest bus stop within a 2 min walk.

## Accommodation

The Ground Floor commercial unit stands at circa 813 Sq ft and comprises of;

Large commercial Area – with sloping disable access from street ( circa 613.83 sq ft)

Staff ‘Welcome Desk/ Security Area” – with hardened glass protected counter (circa 86.694 sq ft)

Staff Kitchen Area – with 2 storage cupboard rooms with shelving ( circa 85.6 sq ft)

Staff WC Area – with separate toilet cubicle

Corridor to fire exit – With security door ( circa 289.9 sq ft)

Disabled / Ladies WC – fully

Male WC – with urinal/ toilet cubicle and separate sink ( circa 14.14 sq ft)

## Lease Terms

Our client is asking £14,000 per annum exclusive subject to full repairing and insuring provision for a minimum of three years.

Offers to take occupation of the premises will be considered on an individual basis.

## Rateable Value

The adopted rateable value: £7,300 as effective from 01 APRIL 2017.

Source [www.voa.gov.uk](http://www.voa.gov.uk)

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## Energy Performance Certificate

We currently await EPC.

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## Additional Information

For further information please contact our office on 0191-737-1154, or via email on: [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk).

Viewing is strictly by appointment with / through Keith Pattinson Commercial Department, please contact us to arrange an internal inspection, or to register your interest.





**Boldon Lane, Boldon Lane, South Shields, Tyne and Wear, NE34 0AR**

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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