



## **TO LET**

**Prominent  
Leisure/Restaurant  
Opportunity**

**Royal Quays Outlet Centre  
Unit 8  
Coble Dene  
North Shields  
NE29 6DW**

- **Landmark Shopping  
Centre Location**
- **High Footfall**
- **£52,000 per annum plus  
VAT**

### Location

The property is located in the renowned Royal Quays Outlet Centre within North Tyneside. The Centre comprises over 50 outlet shops with national occupiers such as The Nike Factory Store, Gap Outlet, Clarks Outlet, Trespass, Next, The Works and many more.

North Shields is an attractive and busy town strategically located 8 miles from Newcastle upon Tyne. The area has experienced significant regeneration over the past 20 years and is home to a series of large scale commercial, residential and mixed use developments.



### Travel Times

Town	Distance	Time
Newcastle upon Tyne	8	13 mins
Gateshead	11	16 mins
Sunderland	21	24 mins
Durham	21.5	30 mins



### Ferry Terminal

The Port of Tyne International Passenger Terminal is 5 minutes walk away from the centre and is an all year round busy terminal with cars and passengers using the DFDS North Shields/Amsterdam service. Also the terminal is the joining point for cruises with over 675,000 passengers passing through annually many of whom stop over at the Premier Inn also located at Royal Quays.





### Rent

The property is available on a new Full Repairing and Insuring lease at a commencing rental of £52,000 per annum exclusive for a term of years to be agreed

### Planning

The property has A3 planning consent suitable for leisure/restaurant use.



### Rates

The property has a Rateable Value in the 2017/2018 Rating List of £41,750.

### Legal Costs

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

### Energy Performance Certificate

The property has an EPC rating of Band D (76), a copy of which can be provided upon request.



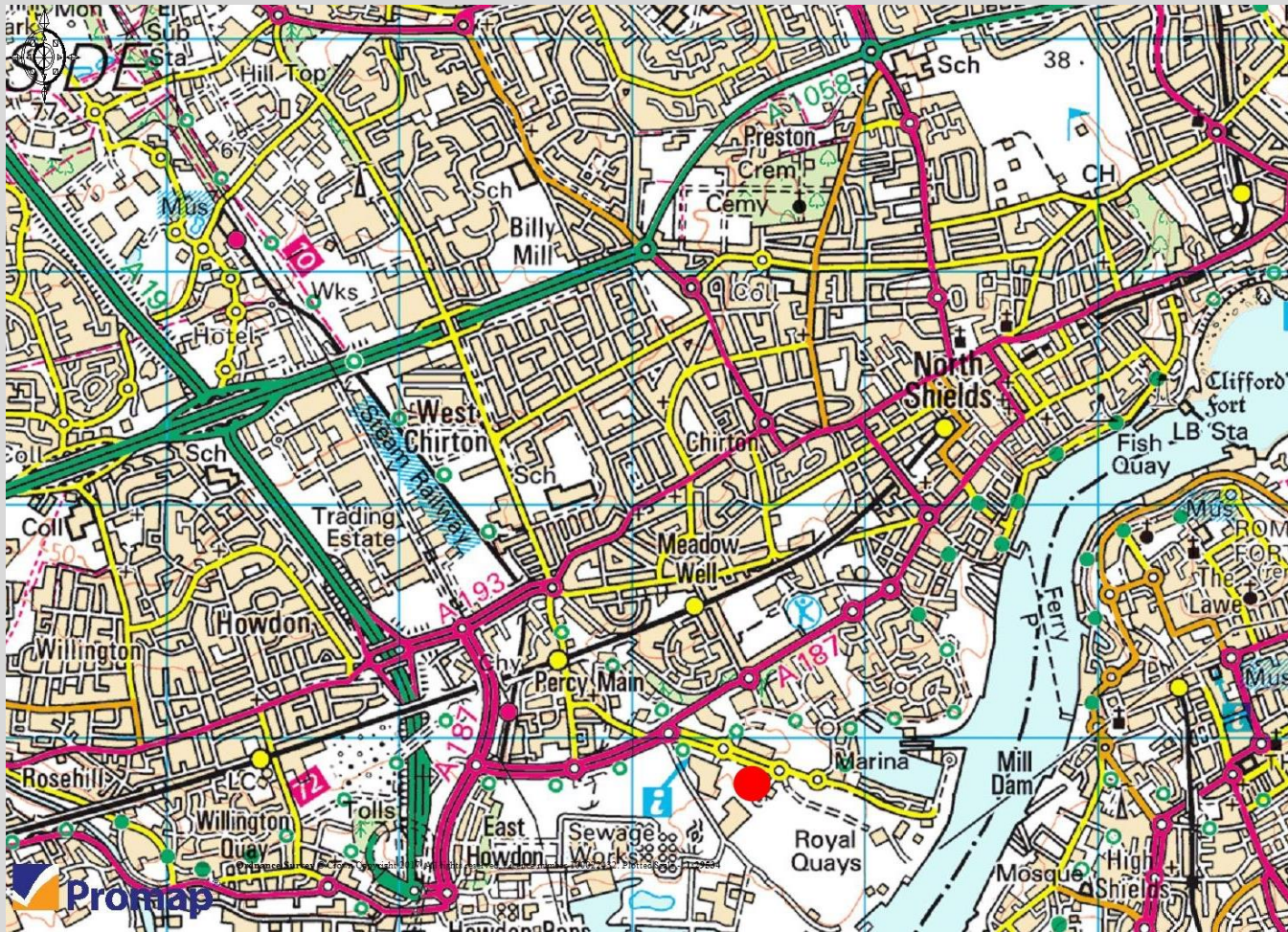
### Floor Areas

We understand that approximate net internal areas are as follows:-

Description		
Internal Width	11.47 m	37'8"
Internal Depth	25.85 m	84'10"
ITZA	296.50 sq m	3,191 sq ft







### Viewing and Further Information

Strictly by prior appointment with the agents:

**Contact:** Kevin McGorie  
**Tel No:** 0191 269 0174  
**Email:** [kevin.mcgorie@sw.co.uk](mailto:kevin.mcgorie@sw.co.uk)

**Contact:** Mark Convery  
**Tel No:** 0191 269 0103  
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**Sanderson Weatherall**  
 22-24 Grey Street Newcastle upon Tyne NE1 6AD

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