



Sanderson  
Weatherall

# TO LET PROMINENT RETAIL UNIT



Unit 20 Denmark Centre, South Shields, Tyne and Wear NE33 2LR

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### 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. The subject retail unit fronts directly onto Fowler Street, an established secondary retail location in the centre of South Shields. Other retailers adjacent and in close proximity to the subject property include Virgin Money, Dawson and Sanderson, Leeds Building Society, McDonalds, Thomas Cook, Franks Factory Flooring and numerous local operators.

### Description

The retail unit comprises a 2 storey mid terraced unit of brick construction under a pitched tiled roof. The retail unit is self contained with glazed shop fronts which effectively provide good levels of natural light internally. The unit is well configured and benefits from 3 Phase electricity, air conditioning, electric roller shutter doors and suspended ceiling. Ample car parking is also provided nearby with a roof top car park directly above the scheme. Additional parking to the rear elevation is also available which can accommodate up to circa 2 car parking spaces.

### Lease Terms

The property is available by way of a new full repairing and insuring lease via a service charge for a term of years to be agreed at an asking rent of £12,000 per annum subject to contract.

### Services

We understand that all mains 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

All rents quoted are exempt from VAT.

### Accommodation

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

Description	Sq M	Sq ft
Ground Floor		
Retail Zone A	34.70	374
Retail Zone B	35.10	378
Retail Zone C	25.70	277
First floor internal storage	48.50	522
<b>Total</b>	<b>144.00</b>	<b>1,550</b>
<b>ITZA</b>	<b>61.11</b>	<b>658</b>

### Rateable Value

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

Rateable Value      £20,500

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

Modifications are currently being undertaken and an EPC will be available in due course.



Experian Goad Plan Created: 05/07/2018  
Created By: Sanderson Weatherall



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