



Sanderson
Weatherall

TO LET / MAY SELL RETAIL / OFFICE PREMISES



103 BEDFORD STREET, NORTH SHIELDS NE29 6QH

sw.co.uk



Prominent location

Asking Rent £20,500 pa excl

Freehold Available

Subject to Contract

Size: 257.45 sq m (2,771 sq ft)

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Location

North Shields is an industrial town boasting both a fishing port and ferry port for Scandinavia and is located approximately 7 miles to the east of Newcastle upon Tyne and 10 miles to the east of the A1 and 3 miles east of the A19 trunk road.

The premises are located on Bedford Street which is the principal shopping centre within the town centre and nearby retailers include Ramsdens, Iceland, Co-operative Food, Greggs and Burger King amongst others. The subject property is situated directly opposite the Beacon Shopping Centre which comprises over 186,000 sq ft of retail accommodation. The centre is anchored by Wilko, Home Bargains, Boots, The Works, Holland and Barratt and JD Sports along with a number of high profile and local operators. The Beacon Shopping Centre provides nearby car parking accommodating circa 460 spaces in total and generates a footfall of approximately 120,000 persons per week.

Description

The subject property comprises a two storey building of traditional brick construction under a pitched tiled roof. The ground floor retail unit accommodates a spacious and well configured retail sales area with good frontage facing directly onto Bedford Street. The first floor provides office accommodation with kitchen and WC facilities and benefits from having separate access to the right elevation of the property, secured by a roller shutter door. The property has been well maintained throughout and benefits from being well positioned at the end of terrace with good visibility within the heart of North Shields and sits directly adjacent to Hays Travel.

Asking Rent/Price

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of **£20,500 per annum exclusive**, subject to contract. Our client may consider letting out the ground floor and first floor separately dependent upon occupier requirements.

For the benefit of our clients freehold interest the asking price is available upon application.

Rateable Value

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

Rateable Value	£14,750
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Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority North Tyneside Council.



Accommodation

We understand that the property comprises the following net internal floor areas:-

Description	Sq m	Sq ft
Ground Floor Retail Sales Area	69.40	747
Kitchen	11.74	126
Internal Storage	16.31	176
Basement Cellar	30.00	323
First Floor Office	130.00	1,399
Total area	257.45	2,771
ITZA	51.25	552

Energy Performance Certificate

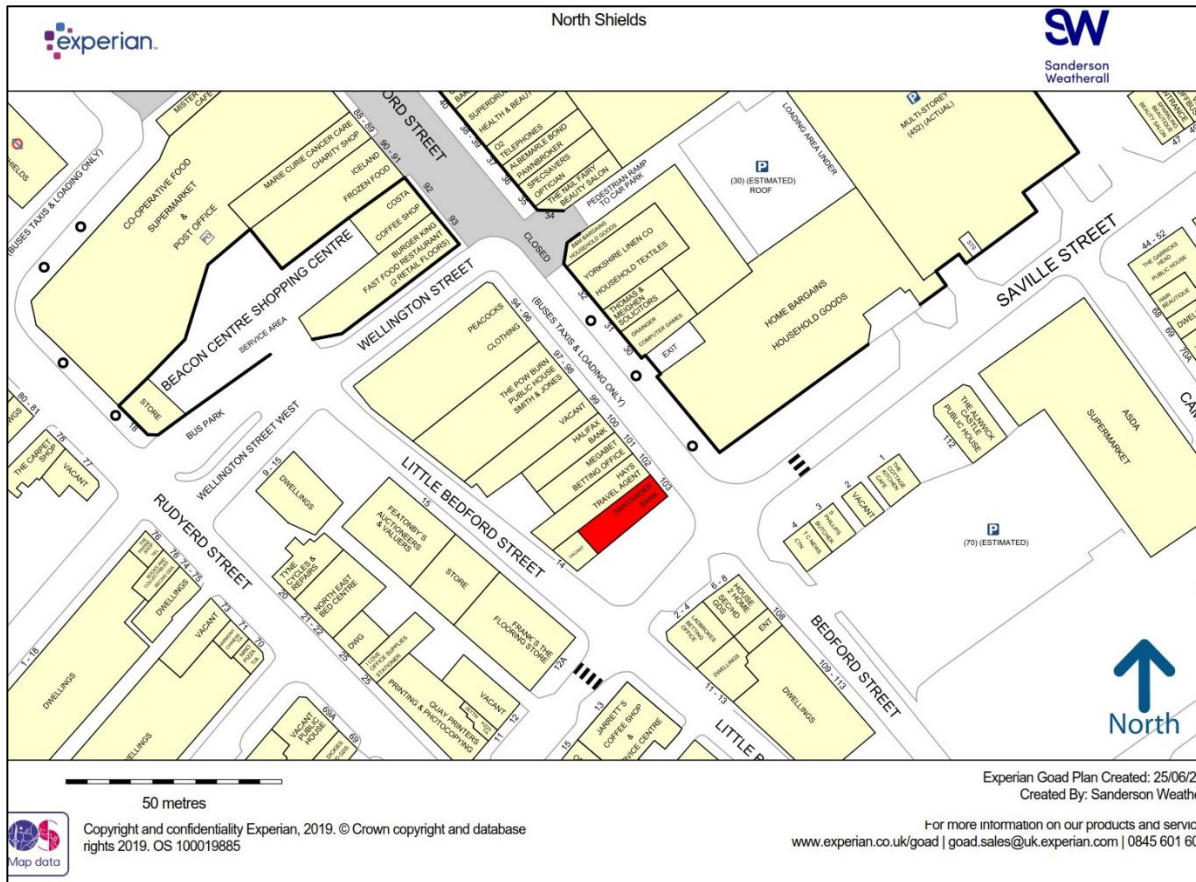
An EPC has been commissioned and will be available upon request in due course.

Legal Costs

Each party to bear their own legal costs incurred in this transaction with any VAT thereon.

VAT

All rents/prices quoted are deemed exclusive of VAT where chargeable.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, 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 properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves 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 Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's 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 working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. 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.

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Viewings and further information
Strictly by prior appointment with the agents:

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