



24 BEDE PRECINCT THE VIKING SHOPPING CENTRE JARROW

Location

Jarrow is located approximately 8 miles east of Newcastle upon Tyne and is the second largest town within South Tyneside next to South Shields.

The subject property is situated within The Viking Shopping Centre which effectively forms the town centre of Jarrow which is anchored by Morrison's Superstore. Nearby occupiers include Peacocks, Greggs, Boots, Bighthouse, Grainger Games, New Look and Shoe Zone.

Accommodation

The accommodation is arranged over ground and first floors providing the following approximate dimensions and net internal floor areas:-

Gross Frontage	5.41 m	17'9"
Internal Width	5.23 m	17'2"
Shop Depth	13.00 m	42'8"
Ground Floor Sales	61.31 sq m	660 sq ft
First Floor Ancillary	57.88 sq m	623 sq ft

Lease Terms	The premises are available to let by way of a new EFRI lease for a term to be agreed incorporating five yearly rent reviews at an initial rent of £19,950 exclusive.				
Business Rate	<p>We understand the premises have been assessed for business rates as follows:-</p> <table> <tr> <td>Rateable Value</td><td>£18,500</td></tr> <tr> <td>Rates Payable (2014/15)</td><td>£8,806</td></tr> </table> <p>Interested parties are advised to make their own enquiries with the Local Rating Authority for an accurate assessment and information regarding any relief which may be available.</p>	Rateable Value	£18,500	Rates Payable (2014/15)	£8,806
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Legal Costs	Each party will bear their respective legal costs incurred in connection with the transaction.				
Service Charge	A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts.				
EPC	The Energy Performance Asset Rating is Band D (77). A full copy of the EPC is available for inspection if required.				
VAT	All figures quoted in these terms are exclusive of VAT where chargeable.				
Viewing	Strictly through the joint lettings agents Jonathan Chapman (jchapman@scwcs.com) of Smith Cole Wright (0191 221 1616)				

MISDESCRIPTIONS ACT 1991 - These particulars we believe to be correct but cannot guarantee. All liability, negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. The rents in these particulars may be subject to VAT in addition.

- i. The particulars are set out as a general guideline only for the guidance of intending purchasers or lessee, and do not constitute part of an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given without responsibility and any intending purchasers or tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. No person in the employment of Smith Cole Wright has any authority to make or give any representation of warranty whatever in relation to this property.