

27 ALDWYCH STREET, SOUTH
SHIELDS, TYNE & WEAR, NE33 3BZ

To Let



- **Ground floor shop to let**
- **Densely populated area**
- **Rent £6,500 per annum**

LOCATION

South Shields is a large coastal town situated on the southern banks of the River Tyne, approximately 8 miles east of Newcastle upon Tyne City Centre. It is the principal commercial and administrative centre of South Tyneside.

The subject property is located in a densely populated area within a terrace of houses and flats on the corner of Aldwych Street and Osborne Avenue, approximately ¼ mile south of the town centre. The area is well served by public transport and also has easy access to the sea front.

Shakespeare House
18 Shakespeare Street
Newcastle upon tyne
NE1 6AQ

T 0191 261 0300
F 0191 230 3113

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

INCORPORATING

StantonMortimer

DESCRIPTION

The property comprises a ground floor shop within a two-storey end-terraced building of brick construction under a slate covered pitched roof. The shop enjoys a return frontage and benefits from electrically operated external roller shutters to the front.

Internally, the property comprises an open plan retail area to the front, with storage areas and w.c. to the rear. There is a yard to the rear which is shared with the first floor flat.

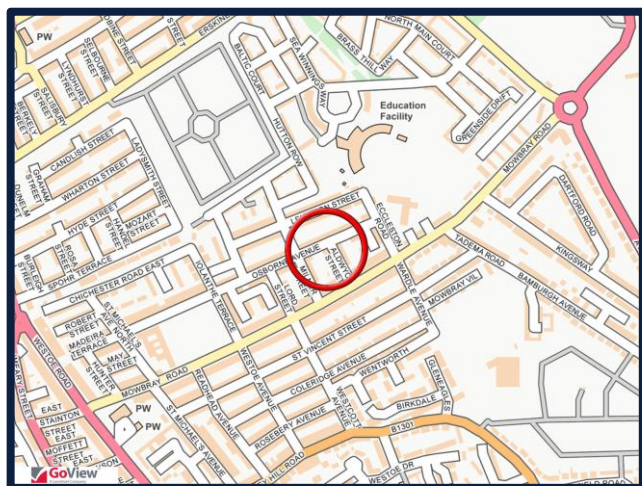
ACCOMMODATION

Retail area	64.18 sq m	(691 sq ft)
Rear stores	22.03 sq m	(237 sq ft)

TOTAL	86.21 sq m	(928 sq ft)
-------	------------	-------------

USE

The property is suitable for a variety of uses. The landlord will however, impose a restriction to prevent the property being used as a convenience store.



Street Map

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£6,500 exclusive of business rates and payable quarterly in advance.

The property is registered for VAT and therefore VAT will be payable on the rent.

RATEABLE VALUE

We understand the property is entered into the Rating list with a rateable value of £5,600.

We assume that prospective tenants will benefit from small business rates relief, however, parties should make enquiries direct with the Local Authority to establish the actual rates payable.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents, YoungsRPS.

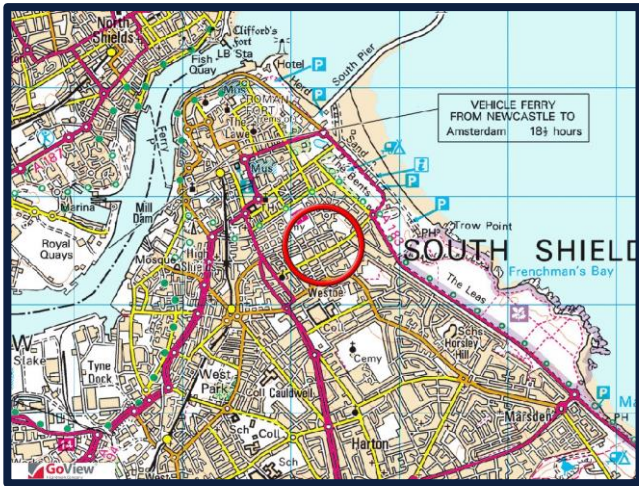
Michael Blake or Paul Fairlamb on 0191 2610300.

e-mail: Michael.blake@youngsrps.com or paul.fairlamb@youngsrps.com

LOCAL AUTHORITY

South Tyneside Council, Town Hall and Civic Offices, Westoe Road, South Shields, Tyne & Wear, NE33 2RL. Tel: 0191 4277000

All figures quoted above are exclusive of VAT where chargeable.



Location map

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-97.

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars Prepared December 2018

YoungsRPS incorporating Stanton Mortimer means Stanton Mortimer Limited, registered in England no: 5346678. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

YoungsRPS incorporating Stanton Mortimer (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither YoungsRPS incorporating Stanton Mortimer (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither YoungsRPS incorporating Stanton Mortimer (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.