

RETAIL UNIT TO LET – **REDUCED RENT** 22 MARKET PLACE, SOUTH SHIELDS NE33 1JF

LOCATION

South Shields is the principal commercial centre of South Tyneside and is located approximately 8 miles east of Newcastle upon Tyne. The subject property is situated on Market Place, a continuation of prime pedestrianised King Street and in an area which has seen substantial Local Authority expenditure and investment in recent years. The popular town centre market takes place three days a week and nearby occupiers include **Heron Foods**, **Bright House** and **Wilkinsons** as indicated on the attached Goad extract.

ACCOMMODATION

The accommodation is arranged on ground, first and second floors and offers the following approximate floor areas and dimensions:-

Gross Frontage	15 ft 2 ins	(4.6 m)
Internal Width	21 ft 10 ins	(6.65 m)
Ground Floor Sales	880 sq ft	(82 sq m)
Ground Floor Ancillary	48 sq ft	(4.44 sq m)
First Floor Storage	541 sq ft	(50 sq m)
Second Floor Storage	560 sq ft	(52 sq m)

LEASE TERMS

The premises are available by way of a new fully repairing and insuring lease for a term to be agreed at a commencing rental of **£11,000 per annum** exclusive.

RATES

We are verbally advised that the premises are assessed as follows:-

Rateable Value:	£9,200
Rates Payable April 2019/20:	£4,517

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates.

Interested parties are advised to seek verification of the above from the Local Rating Authority.

LEGAL COSTS

Each party will bear their respective legal costs incurred in connection with the transaction.

FEBRUARY 2019



ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request from this office. The category rating is D.

VAT

All figures quoted in these terms are exclusive of VAT where chargeable

VIEWING

Strictly by prior appointment through @retail:-

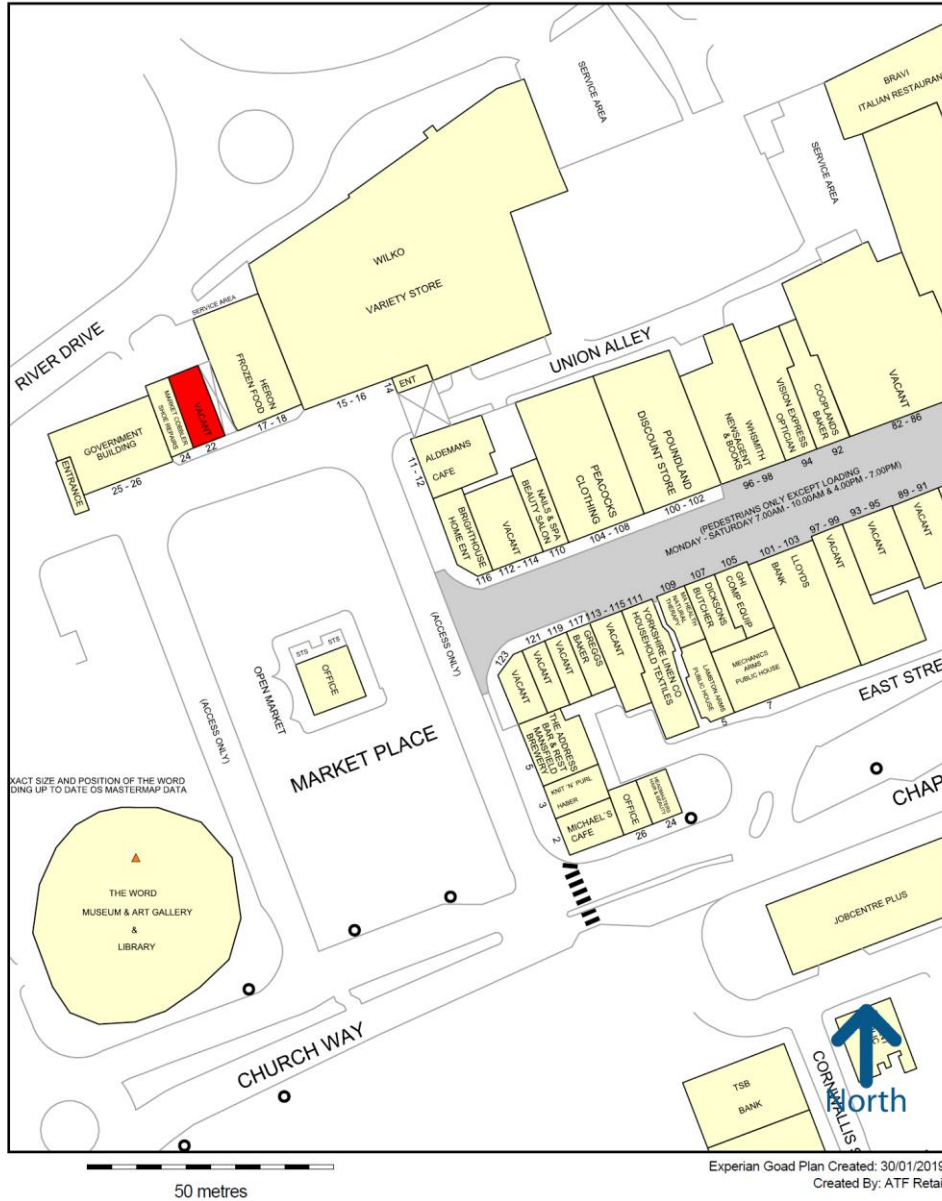
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SUBJECT TO CONTRACT





South Shields



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