

## 47 BEDFORD STREET (UNIT 38) THE BEACON SHOPPING CENTRE NORTH SHIELDS NE29 6QA

### **LOCATION**

The Beacon Shopping Centre comprises over 186,000 sq ft of retail accommodation with in excess of 40 retail units. The centre is anchored by **Wilko** (52,000 sq ft), **Home Bargains**, **Boots**, **Greggs**, **CEX**, **Card Factory** and **Holland & Barrett** are among some of the retailers represented within the scheme. There is access to a dedicated car park providing 460 spaces and the centre has a footfall of 120,000 persons per week.

The premises are situated on pedestrianised **Bedford Street** which is the principal shopping street within the town centre and nearby retailers include **Thomas Cook**, **Co-Op Food Store**, **Ramsdens**, **Boots** and **Iceland** as indicated on the attached Goad extract.

### **ACCOMMODATION**

The accommodation is arranged on ground only offers the following approximate floor areas and dimensions :-

Internal Width	21 ft 6"	6.54m
Ground Floor Area	1,132 sq ft	105.2 sq m

### **TENURE**

The premises are available to let by way of a new effectively full repairing and insuring lease for a term to be agreed subject to five yearly rent reviews at an initial rent of £25,000 per annum exclusive.

### **RATING ASSESSMENT**

The property is assessed for rating purposes as follows:-

Rateable Value	£21,000
Rates Payable 2019/20	£6,867

The above figure assumes the tenant will benefit from the Govt reduction of 33.3% from April 2019. The total claim allowance for any one Company is £200,000pa.

Interested Parties should seek verification of the above from the local Rates Authority.



### **SERVICE CHARGE**

The current on account service charge for 2019 is **£6,443 excl.**

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of 66 (Band C).

### **LEGAL COSTS**

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

### **VAT**

All figures quoted in these terms are exclusive of any VAT that may be payable.

### **VIEWING**

Strictly by prior appointment through:

Ian Angus

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Or alternatively through our joint agent Jackson Criss:

Richard Webster

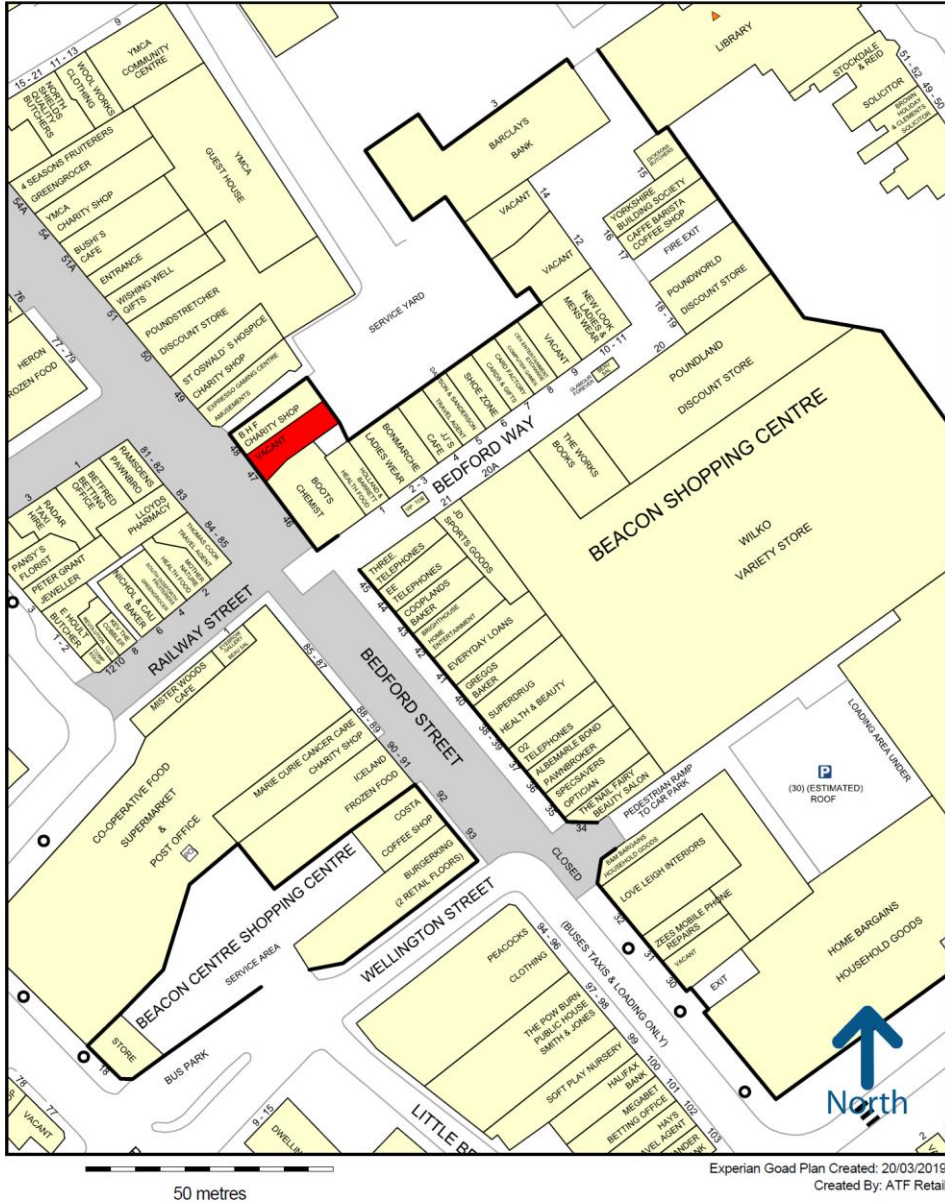
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North Shields



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