

TO LET - Part 96 ELLISON STREET, JARROW NE32 3JX



- Highly visible location fronting The Viking Shopping Centre and Ellison Street, the main Town Centre arterial route.
- Fully refurbished unit with new shopfront and security shutter.
- Will suit Café/Coffee Shop and retail uses.

SITUATION

The premises are situated on Ellison Street, the main arterial route through Jarrow Town Centre, fronting the Viking Shopping Centre and opposite the Bus Station. Nearby retailers include Home Bargains, Peacocks and Wilko as shown on the attached goad extract.

The premises and are handed over to an enhanced shell specification including WC's, painted plastered walls and ceiling with air handling equipment and lighting, fire alarm and burglar alarm system and shopfront with roller shutter.

ACCOMMODATION

Arranged over ground floor only and with rear servicing facilities the unit offers the following approximate floor areas and dimensions:

Internal Width	24'	7.3 m
Ground Floor Area	1544 sqft	143.5sqm

LEASE TERMS

The premises are available by way of a new effective Full Repairing & Insuring lease for a term to be agreed subject to 5 yearly rent reviews at a commencing rent of **£ 17,500pa excl.**

BUSINESS RATES

The premises will be re-assessed for Business Rates purposes. An indication of likely Rateable Value can be given on request at this office.

EPC

A copy of the Energy Performance Certificate is available upon request.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information please contact:

Ian Angus

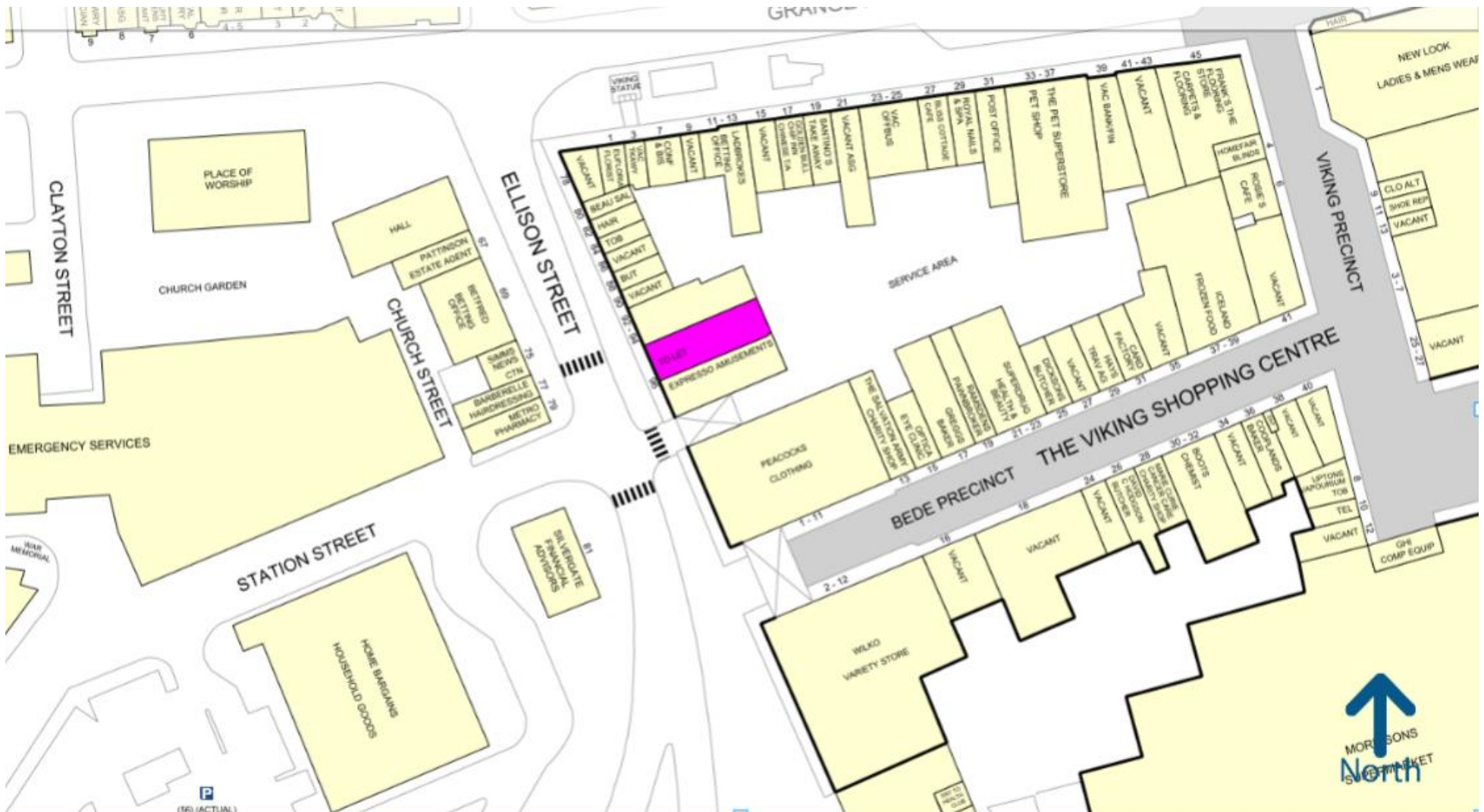
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