

TO LET: 32 BEDFORD STREET, NORTH SHIELDS



- Beacon Shopping Centre is the principal retail destination in North Shields
- Outward facing unit on Bedford Street close to Public Transport
- Nearby occupiers include ...Home Bargains, B&M, Wilko, Peacocks, Superdrug, Vodafone and Greggs

LOCATION/SITUATION

The unit forms part of The Beacon Shopping Centre and benefits from an outward facing position on to Bedford Street in close proximity to public transport facilities and the dedicated car park serving the Centre. Nearby occupiers include, Greggs, B&M, Wilko and Peacocks as shown on the attached goad extract.

ACCOMMODATION

Arranged over ground floor only, with the following approximate dimensions and floor areas:

Internal Width	40'8"	12.4m
Shop Depth	83'1"	25.3m
Ground Floor Area	3375sqft	350.7sqm

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£25,000 per annum** exclusive.

EPC

The property has an Energy Performance rating of 92 (Band D)

SERVICE CHARGE

The service charge for the year to 30th September 2022 is £7,099 excl.

BUSINESS RATES

Rateable Value £32,000

2022/2023 UBR £0.499

Estimated Rates Payable £15,968

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

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

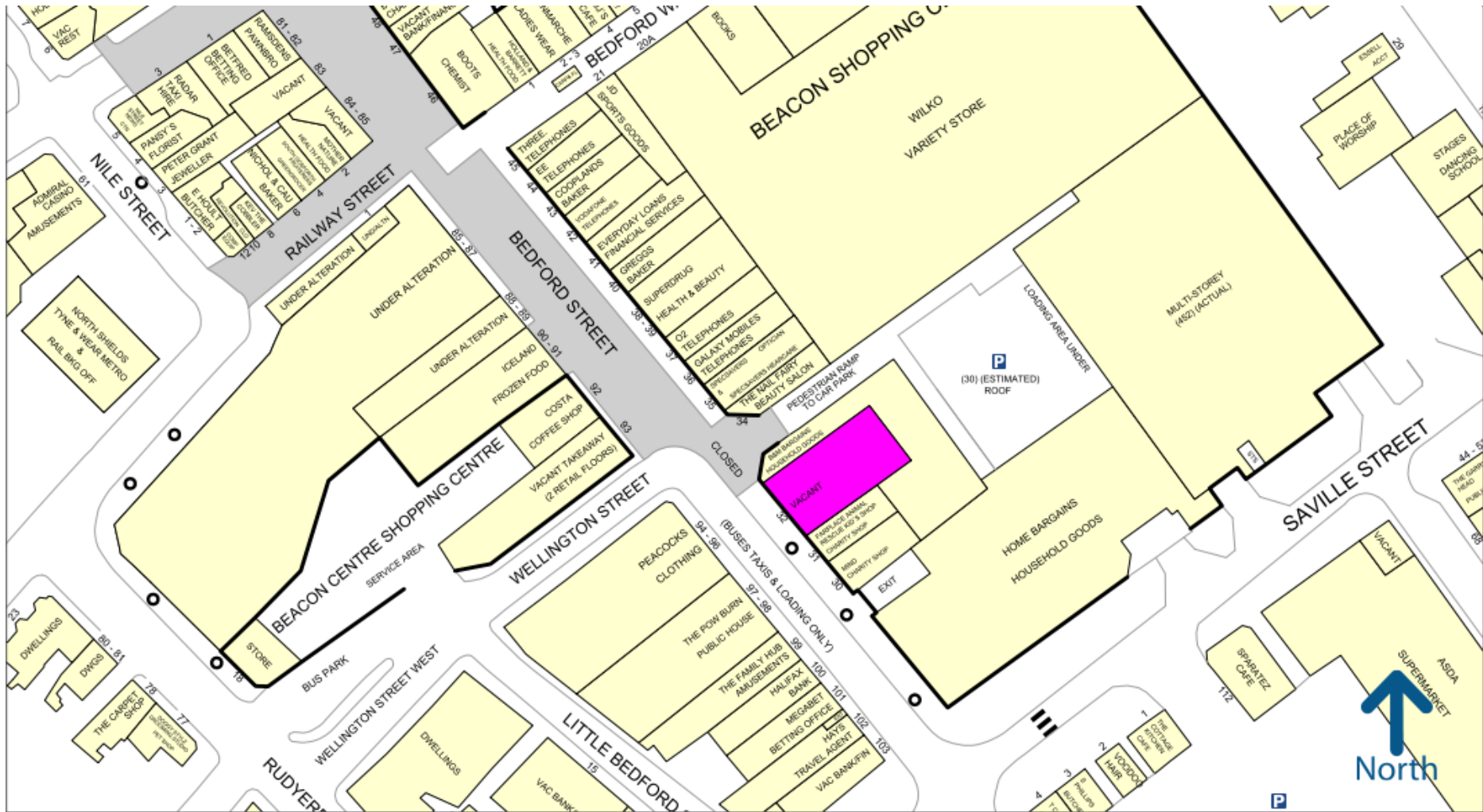
For enquiries, viewing, and general information, please contact @retail

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