

TO LET

R4 Westoe Crown Village, South Shields, NE33 3PE



- 1,079 sqft Ground Floor Retail Unit with Rear Loading
- E Class Consent Suitable for a Variety of Uses
- Free Public Car Parking Directly to the Front, Further Staff Parking to Rear.
- Well Fitted



- Occupiers in the scheme includes **Tesco Express, Up North Pizzeria & Deli, Childrens Society, and Mac'n'Alli Café** along with with a number of other local retailers.

LOCATION/SITUATION

Located in South Shields, Westoe Crown Village is a suburb consisting of private residential and community facilities close to the sea front including the subject retail parade anchored by Tesco Express. The unit is adjacent to Westoe Crown Primary School and other retailers, and benefits from ample customer parking to the front, and rear loading & parking.

ACCOMMODATION

Arranged over ground floor with a glazed shop front, three-phase electrics and staff facilities, the property has following approximate dimensions and floor areas:

Ground Floor Area	100 sqm	1,079sqft
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There is also a dedicated parking space at the rear included within the lease.

LEASE TERMS

A new effectively Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£17,500 per annum** exclusive.

EPC

The property has an Energy Performance rating of B41. A copy is available on request from this office.

BUSINESS RATES

Rateable Value	£13,000
Estimated Rates Payable- 2023* (*relief available)	£6,487*

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.

There is a service charge for the upkeep of the property and communal areas budgeted at £1,378 per annum (including insurance).

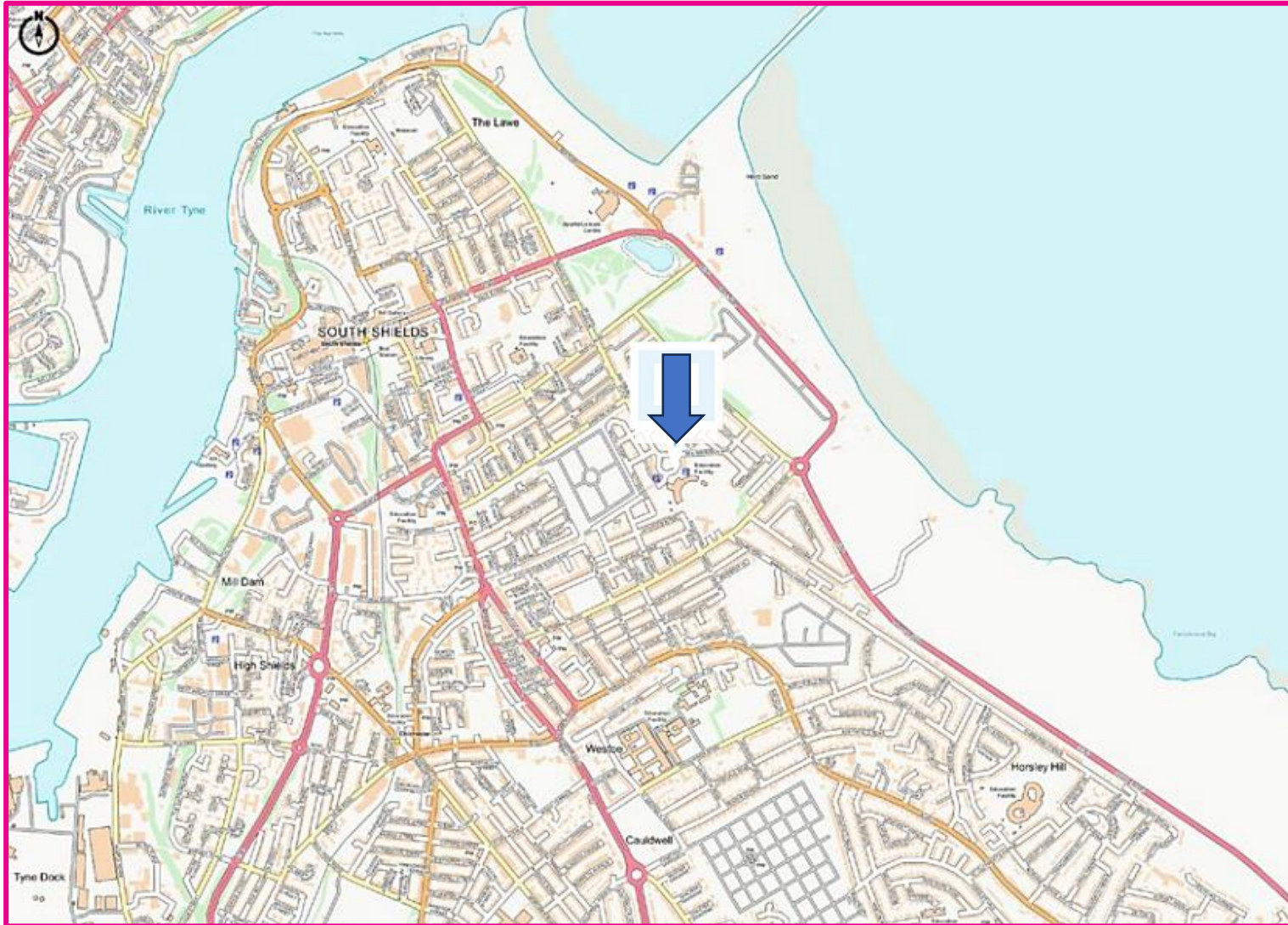
VIEWING

For enquiries, viewing, and general information please contact @retail or our joint agent, Kristian Sorensen at George F White.

Pete Townsend

E: pete@atretail.co.uk

M: 07713 151970



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