

**To Let
Retail Unit,
North Shields Metro Station,
North Shields,
NE29 0BH**

**Retail Accommodation
42 sq m (455 sq ft)**



- Prominent retail unit situated within busy transport interchange
- Modern unit

Location

The subject property is situated within the North Shields Metro Station development comprising retail accommodation at the entrance to the station. The North Shields Station is positioned to the southern end of Nile Street in the heart of North Shields town Centre retail area with the subject station being the main public transport hubs serving the town with the wider Tyne Wear region.

Description

The property comprises a ground floor only retail unit that is positioned at the only entrance / exit of the popular metro station. It is currently utilized as a travel shop and is of a loosely rectangular shape. The property has a single customer entrance fronting into to the main entrance promenade of the station.

Internally, the unit is fitted to include;

- Fitted counter
- Private kitchen
- W/C
- Staff / storage room



Accommodation

The accommodation provides the following net internal areas:

Accommodation	Sq M	(Sq ft)
Sales Area	42.29	(455)
Total	42.29	(455)

Services

The properties benefit from all main services.

Rateable Value

The property will require assessing prior to occupation.

Terms

The property is available by way of a new internal repair and insurance basis for a term of years to be agreed between the parties.

You should be aware that the Code of Practices for commercial leases in England and Wales strongly recommend you seek advice from a qualified surveyor, solicitor or license conveyancer before agreeing or signing a business agreement.

The code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Rent

The accommodation is available at a rent of £14,000 per annum exclusive.

Service Charge

An Estate Service Charge will be recoverable from the occupier for upkeep and maintenance of the estate. Further details on application.

Energy Performance Rating

C - 63

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

Contact Details, Viewing and Further Information

Strictly by prior appointment via agents BNP Paribas Real Estate.

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Subject to Contract
12 April 2022



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