

Retail Units To Let

The Land of Green Ginger, 76 Front Street, Tynemouth, NE30 4BP

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Retail premises to let
- Unit totalling 220ft²
- Popular Tynemouth location

- Awaiting EPC Rating
- Within Grade II listed building
- Flexible lease terms

Rental of £250 per week

LOCATION

The subject property is located within Tynemouth Village, a designated conversation area. Tynemouth is situated approximately 8 miles north east of Newcastle, 2.5 miles south of Whitley Bay and 1 mile east of North Shields.

Road links are good as is the local transport system with numerous bus routes operating from Tynemouth providing routes throughout the local area. Tynemouth Metro Station is also within the immediate vicinity which provides regular routes throughout the region including to central hubs such as Newcastle City Centre, Gateshead, South Shields, Sunderland and to Newcastle International Airport.

Tynemouth is very picturesque and popular with tourists and Front Street, where the subject property is situated is home to a number of coffee shops, bars, restaurants and independent retailers and bed & breakfast operators. Nearby there are also high value residential dwellings, the well regarded Kings School and a number of professional firms who have moved into the area over the past couple of years.

DESCRIPTION

This property is an attractive Grade II listed converted church which has been renovated into a multi-let retail center. There are currently four units available, one on the ground floor and three on the first floor, which provide traditional open plan retail accommodation, each self-contained with glazed frontages.

The property is already home to a number of well-established occupiers including Longsands Clothing, Tynemouth Tattoo Co, Pet Stop, Sweet Reminisce and Church Hairdressing, to name just a few. The premises may be suitable for a variety of uses subject availability.

ACCOMMODATION

Unit	Ft ²	Rent
Unit 14	220ft ²	£250 per week

RATING ASSESSMENT

We have been advised that there are no small business rates however interested parties should confirm the current position with the Local Authority.

EPC Rating

Awaiting EPC Rating.

TERMS

The units are available by way of new leases with flexible terms to be agreed from £250 per week. The rents are inclusive of communal central heating, electricity, building maintenance and cleaning.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080
Email: newcastle@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on Front Street and Allendale Place



0.2 miles from Tynemouth Metro Station



0.8 miles from A1058
 3.6 miles from A19



14.7 miles from Newcastle International Airport