

TO LET: 10 NILE STREET NORTH SHIELDS NE29 0BD



- Town Centre Retail Unit
- Rear customer access from Prime Bedford Street
- Close to the new Town Centre Bus Interchange and Metro Station
- External Security Shutters to front and rear
- On Street Car-Parking to the front.



ANGUS • THURLBECK • FLETCHER

LOCATION/SITUATION

The property is situated in a central location within North Shields Town Centre close to the Post Office and a number of local independent traders. The rear customer entrance is accessed off Bedford Street close to Lloyds Bank, Heron Foods, and Newcastle Building Society as indicated on the attached street traders extract plan.

ACCOMMODATION

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

Internal Width	19' 6"	5.9m
Ground Floor Area	1535sqft	142.6sqm
First Floor	543sqft	50.5sqm

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£15,000 per annum** exclusive.

EPC

The property has an Energy Performance rating of E (104).
A copy of the EPC Certificate is available on request.

BUSINESS RATES

Rateable Value	£13,750
2024/2025 UBR	£0.499
Estimated Rates Payable	£6,861

Small Business rates relief is available and interested parties are advised to make their own Business Rates enquiries with the North Tyneside Council

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

Oliver Sunderland

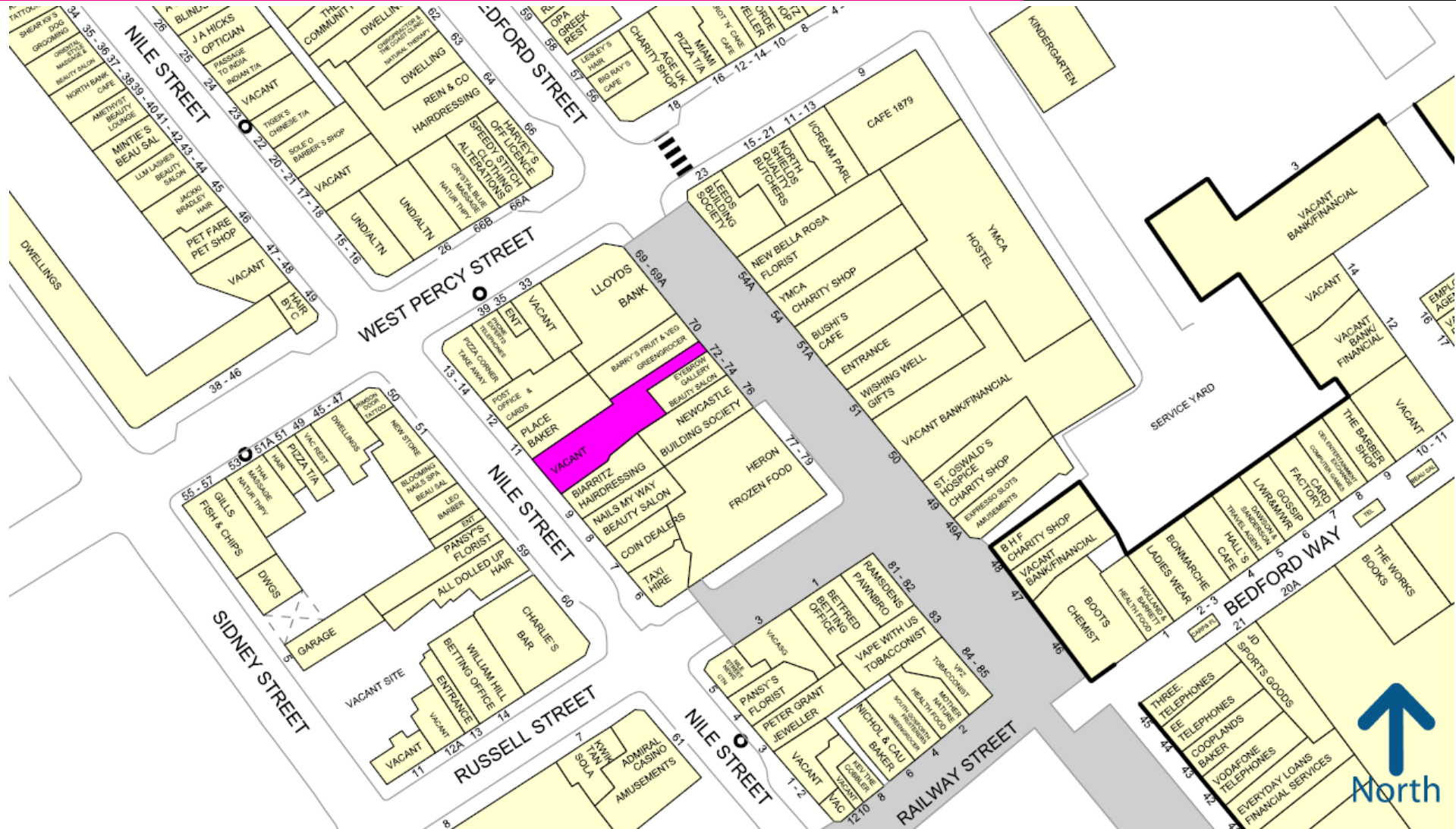
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