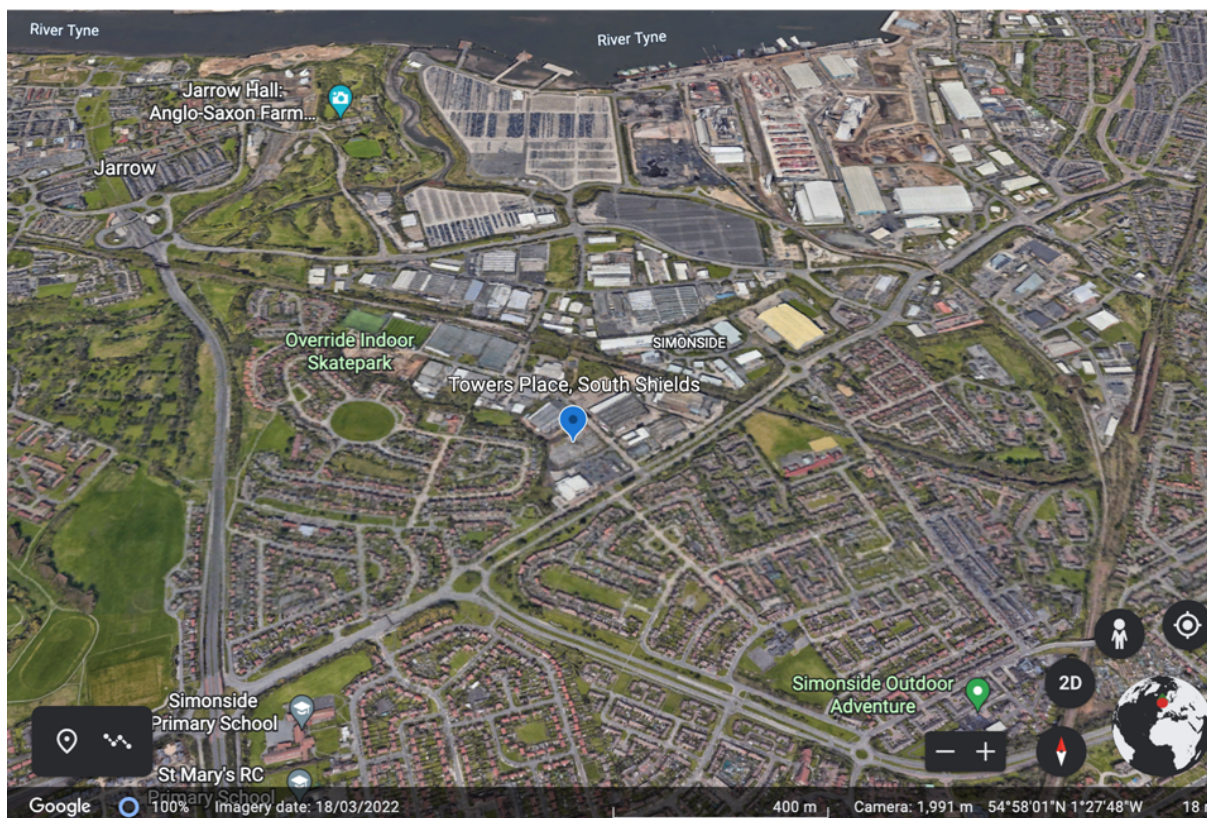


To Let - Open Storage Land

Land at Towers Place, Simonside, South Shields, Tyne & Wear NE34 9QD

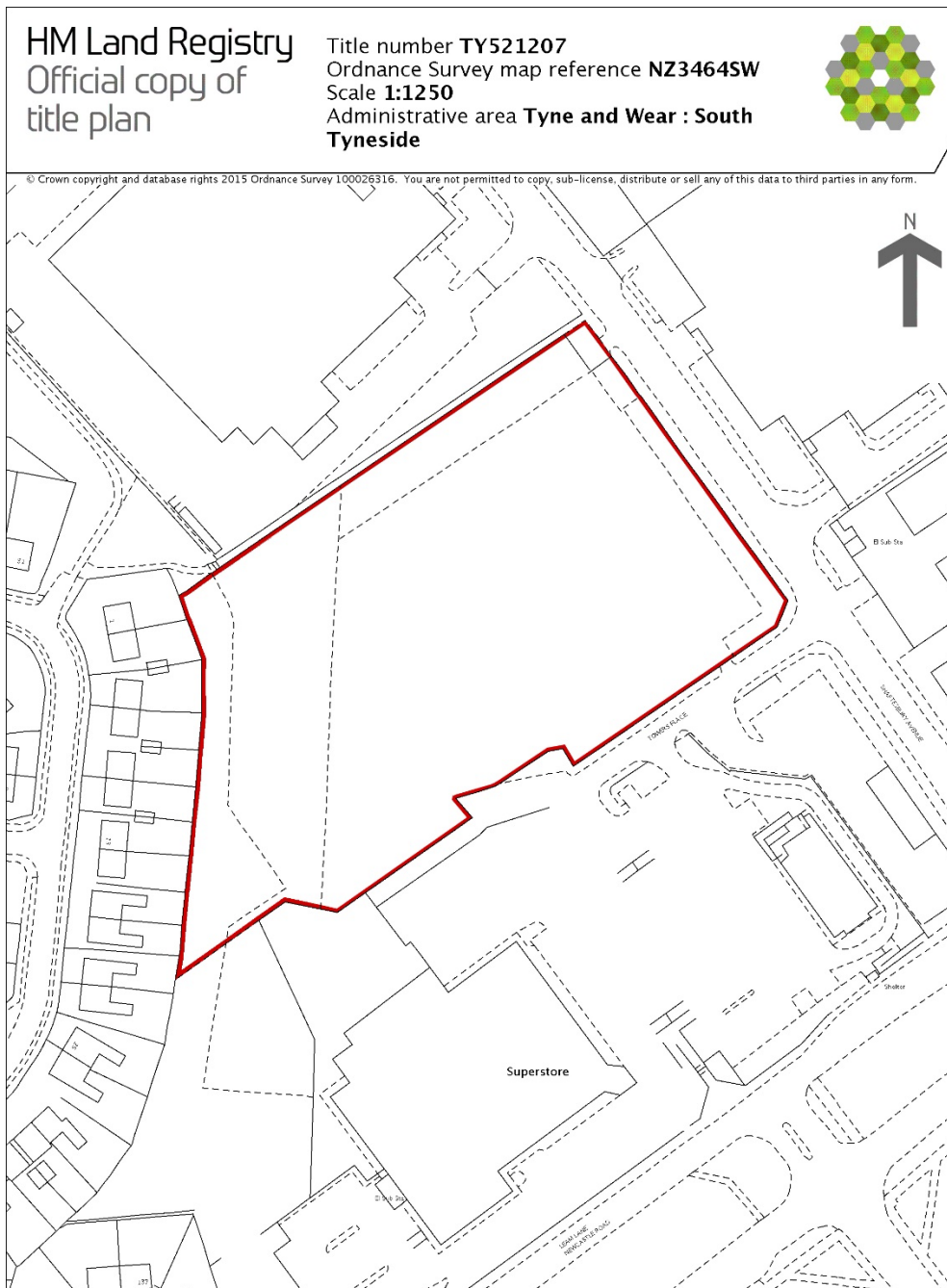


Site of approximately 2.91 acres

Location

Adjacent to the Tesco supermarket, 0.25 miles to Bede and 0.5 miles to Simonside Metro Stations, giving good connections to the Tyne & Wear conurbation and linking to the East Coast mainline.

There is good road access from Shaftesbury Avenue to the dual carriageway of Newcastle Road, being 2.25 miles from South Shields, within 1 mile to the Port of Tyne to the north and to the regional road network being, 0.6 miles of A19, about 5.9 miles of Newcastle upon Tyne and 11 miles from Newcastle International Airport.



O/S Licence Number 10006647

Tenure

A short-term or longer-term lease, excluded from security of tenure under the Landlord and Tenant Act 1954 is offered.

Town Planning

The site is shown in the Draft Local Plan June 2022, as Employment Land for General Economic Development.

Planning consent may be required for open storage use. Parties are advised to make their own enquiries.

Business Rates

The assessment does not appear to be listed by the Valuation Office Agency. Parties are advised to make their own enquiries.

VAT

The property is not yet elected for VAT.

Viewing

Strictly by appointment with sole letting agents JK Property Consultants LLP

Further Information

Please contact Kevan Carrick at sole agents JK Property Consultants LLP:

email: kevan@jkpropertyconsultants.com

Tel: 0191 40 600 40 or 07957 811 824

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JK Property Consultants LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition, or its value. Neither JK Property Consultants LLP nor any joint agent has authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, the whole or any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice. Date of publication: November 2022

1 December 2022