

# PROMINENT SHOP TO LET

jackson  
criss

2 Infirmary Street, Leeds, LS1 2JP

+44(0)113 819 8998  
www.jacksoncriss.co.uk

## NORTH SHIELDS – 32 BEDFORD STREET



### TO LET

The unit is available to let on a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

£25,000 per annum exclusive.

### FLOOR AREAS

	SQ FT	SQ M
Shop Width :	40' 8"	12.39
Shop Depth :	83' 1"	25.32
Ground Floor :	3,775	350.70

### SERVICE CHARGE

The charge for the period 1 October 2021 to 30 September 2022 is £7,099.

### EPC

The property has an EPC of 92 (Band D).

### RATEABLE VALUE

£32,000

Interested parties must satisfy themselves as to the rates payable by making their own enquiries to the Local Authority.

### SUBJECT TO CONTRACT



- The Beacon Shopping Centre is the focal point for retailing in North Shields.
- Over 186,000 sq ft of retail accommodation in more than 40 units.
- Tenants include **Wilko, Home Bargains, Boots, Bon Marche, Poundland, Card Factory, CEX, EE, Holland & Barrett, Superdrug, Vodafone and Greggs.**

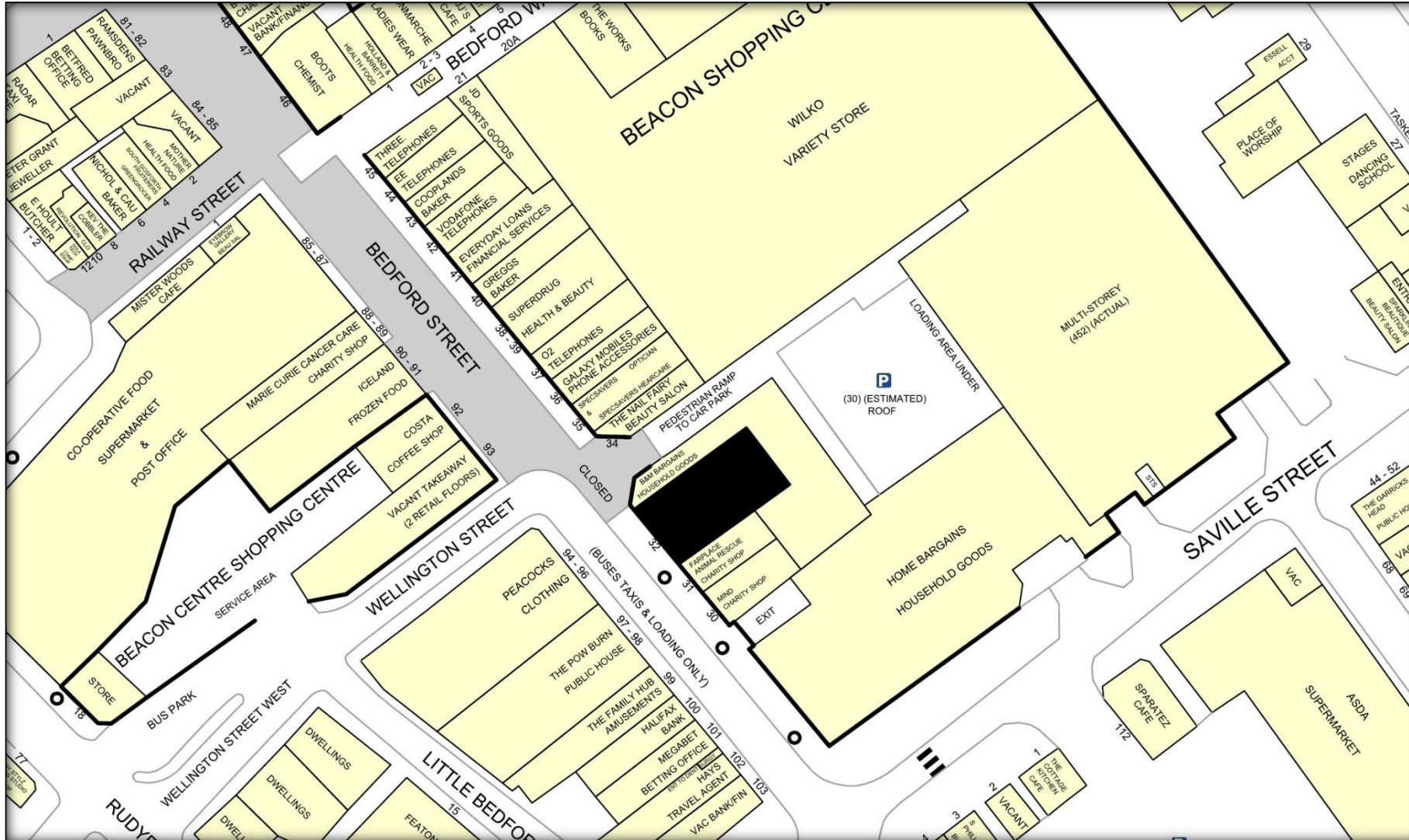
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## VIEWING

**Richard Webster**  
**0113 819 8998**  
**richardw@jacksoncriss.co.uk**

or alternatively our  
joint agents;

@retail  
0191 280 4120

### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

