

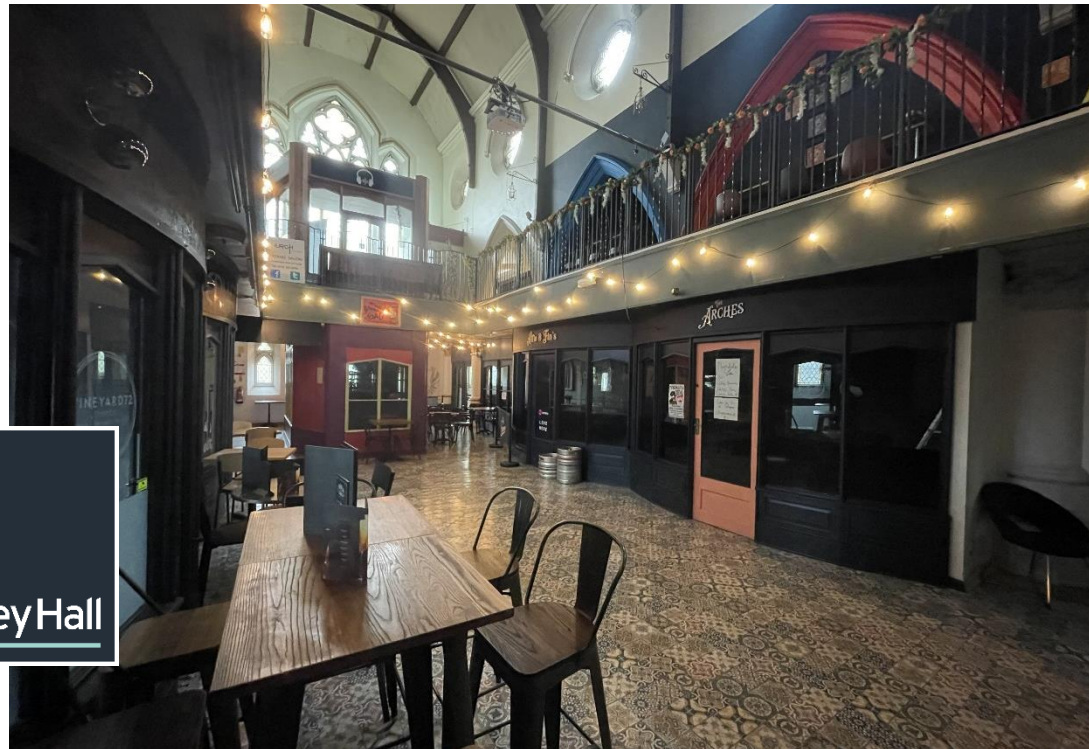
RETAIL UNITS TO LET

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

- Retail units within an independent arcade
- Popular town centre location
- Units from 165ft² to 231ft²
- Good tenant mix with retail and food operators
- EPC Ratings available on request
- May be suitable for a variety of uses
- Incentives available

Rent from £160 per week

BradleyHall



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 Vineyard72, Alfie & Fins Bar, Rhumba, Pizza Crust, T'mouth Tattoo and health and beauty shops. The premises may be suitable for a variety of uses subject availability.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Unit	Space	Size	
Unit 15a	Retail	21m ²	231ft ²
Unit 15b	Retail	12m ²	132ft ²
Unit 11	Retail	15.6m ²	170ft ²
Unit 14	Retail	24m ²	264ft ²

EPC RATING

Available on request.



Car parking on Front Street
0.2 miles Tynemouth Metro Station
30 yards from bus routes
30 yards from A193



0.2 miles Tynemouth Market
0.3 miles from King Edwards Bay
0.5 miles from Longsands Beach
0.7 miles from North Shields Quay



TERMS

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

Unit	Weekly Overall Occupational Cost	Monthly Overall Occupational Cost
Unit 15a	£208.00	£832.00
Unit 15b	£119.00	£476.00
Unit 14	£250.00	£1,000.00
Unit 11	£160.00	£693.33

IMPORTANT NOTICE

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1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

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.



BUSINESS RATES

Due to the properties listed status, business rates are not payable.

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.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



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