

RETAIL SHOWROOM TO LET

O'Brien Architectural Salvage,
Station Approach, East
Boldon, Tyne and Wear, NE36

- Rarely available retail showroom
- Situated in affluent village of East Boldon
- High quality fitout including bi-folding doors
- Suitable for a range of operators
- Floor to ceiling glazed retail frontage
- Off street car parking & securely bounded yard
- Circa 0.43 acre site

Rent of £55,000 per annum



Bradley Hall

LOCATION

East Boldon comprises an affluent residential commuter village in the North East region between Sunderland and South Shields, together with the neighbouring high amenity value villages of Cleadon and Whitburn.

The property is situated just off the A184, surrounded by a cluster of established retailers and the East Boldon leisure circuit. The property is within easy access of local facilities, amenities and public transport links including the East Boldon Metro which connects with Sunderland & Newcastle upon Tyne City Centres.

The property benefits from excellent roadside frontage and convenient links to the A19 Tyne Tunnel Approach Road which provides further main arterial access into Tyneside, Durham, and Teesside within the region.

DESCRIPTION

The subject property comprises a detached, single storey retail/showroom with extensive window frontage and bi-folding doors. The unit is currently split into two components, comprising an established café premises and retail showroom. The property benefits from tiled flooring, suspended ceiling incorporating air conditioning and recessed lighting panels throughout.

The unit is located within an extensive securely bounded yard area offering off street car parking and storage facilities.

ACCOMMODATION & RATES

Unit – Total GIA- 349.8 sq. m (3,765 sq. ft)

Site Area- Circa 0.43 Acres

RATING ASSESSMENT

We understand the rateable values are to be reassessed and interested parties should confirm the current position with the Local Authority.

EPC RATING

Awaiting EPC.

TERMS

New lease available by way of a full repairing and insuring lease for a term and rent to be agreed.

VAT

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

LEGAL COSTS

Each party is responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with 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 Helen Wall on helen.wall@bradleyhall.co.uk or 0191 563 4242



Bus stop within 0.2 miles

East Boldon metro within 0.1 miles



Close proximity to the A19

8 miles from Sunderland City Centre

10 miles from Newcastle City Centre

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

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.