



2-6 West Percy Street, North Shields NE29 0AG

TO LET

Prominent corner retail unit

**858 Sq Ft
(80 Sq M)**

DESCRIPTION

An excellent opportunity to lease a prominently positioned ground-floor retail unit in the heart of a vibrant North Shields high street. Formerly home to the well-known Canatrice Bakery, this corner premises boasts high visibility and consistent footfall, making it ideal for a wide range of retail or business uses.

- ✓ Currently being refurbished
- ✓ Rare opportunity to acquire corner plot
- ✓ Floor plans available upon request
- ✓ Spacious ground floor unit
- ✓ Former Canatrice Bakery

LOCATION

Situated in the heart of North Shields, 2-6 West Percy Street enjoys a prime location just moments from the vibrant town centre. This well-connected area offers a wealth of local amenities, including independent shops, cafés and restaurants all within walking distance. With excellent transports links via nearby metro and bus routes.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	858	80

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

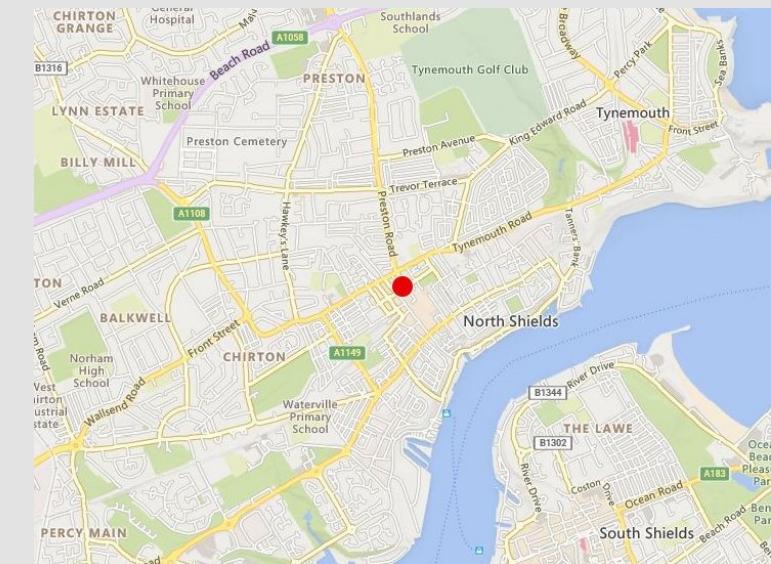
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC C



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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