

TO LET 34 BEDFORD STREET, NORTH SHIELDS NE29 6QA



Last Remaining Unit on Bedford Street

- The Beacon Shopping Centre is the principal retail destination for North Shields
- Outward facing unit onto the Bedford Street
- Public realm improvements now complete on Bedford Street offering high quality pedestrianised High Street environment
- Close to Public Transport Interchange and car parking to the immediate rear
- Nearby occupiers include **Home Bargains, B&M, Superdrug, CEX, Vodafone and Greggs.**

LOCATION/SITUATION

The unit forms part of The Beacon Shopping Centre and benefits from an outward facing position on to Bedford Street in close proximity to public transport facilities and the dedicated car park serving the Centre. Nearby occupiers include, **Greggs, B&M, Superdrug** and **CEX** as shown on the attached goad extract.

Bedford Street has recently undergone significant public realm improvements, with new paving, extended pedestrianisation, planting and eating, creating a high quality pedestrian friendly High Street.

ACCOMMODATION

Arranged over ground floor and first floor, with the following approximate floor areas:

Ground Floor	823 sqft	76.46 sqm
First Floor	716 sqft	66.52 sqm

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£22,500 per annum** exclusive.

EPC

The property has an Energy Performance rating of 71 (Band C)

SERVICE CHARGE

A Service Charge is payable – details available on request.

BUSINESS RATES

Rateable Value April 2026	£12,000
Estimated Rates Payable 26/27	£0*

**Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

AML

In accordance with Anti-Money Laundering Regulations, potential tenants will be required to provide proof of identity once terms have been agreed.

VIEWING

For enquiries, viewing, and general information, please contact @retail or our Joint Agents – NewnsWebster:

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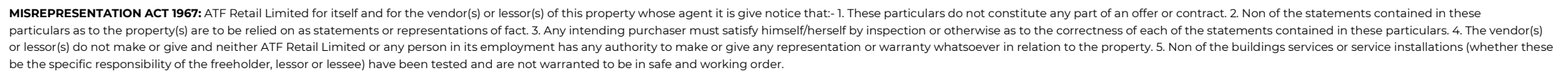
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PROPERTY MISDESCRIPTIONS ACT 1991: Every responsible effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.