

TO LET

UNIT 5 WESTERN APPROACH, SOUTH SHEILDS

NE33 5QY



KEY HIGHLIGHTS

- Prominent trade location with frontage onto the A194 Western Approach dual carriageway.
- Ground Floor Sales Area of 3,034 sqft (281.87 sqm).
- Private loading to the rear and public car parking to the front of the property.
- Adjacent occupiers include Howdens, City Plumbing, Toolstation, Easy Bathrooms, Green Fingers Garden Centre and more.

NIA

281.87 sqm
3,034 sq ft

RENT

£30,000
per annum

EPC RATING

B

Location & Situation

- The property is situated in a prominent trade location with extensive frontage and visibility onto the A194 Western Approach dual carriageway which boasts a high daily traffic flow count and is a primary gateway into the town centre.
- Neighbouring occupiers include Howdens, City Plumbing, Toolstation, Easy Bathrooms and Green Fingers Garden Centre. Screwfix, CEF and Wolseley are also located within close vicinity.

ACCOMMODATION

Arranged over ground floor only, the unit has the following approximate ground floor area:

FLOOR	SQ M	SQ FT
Ground Floor	281.87	3,034

LEASE TERMS

A new effectively Full Repairing & Insuring lease for a term to be agreed is available at a rent of £30,000 per annum. Further details available upon request. On account service charge for the current year is ~£1,500 per annum.

EPC

The property has an Energy Performance Rating of B.

BUSINESS RATES

Rateable Value	£23,500
Estimated Rates Payable April 25/26	£11,726.50

**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.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the Purchaser / Tenant will be required to provide two forms of identification together with confirmation of the source of funding.

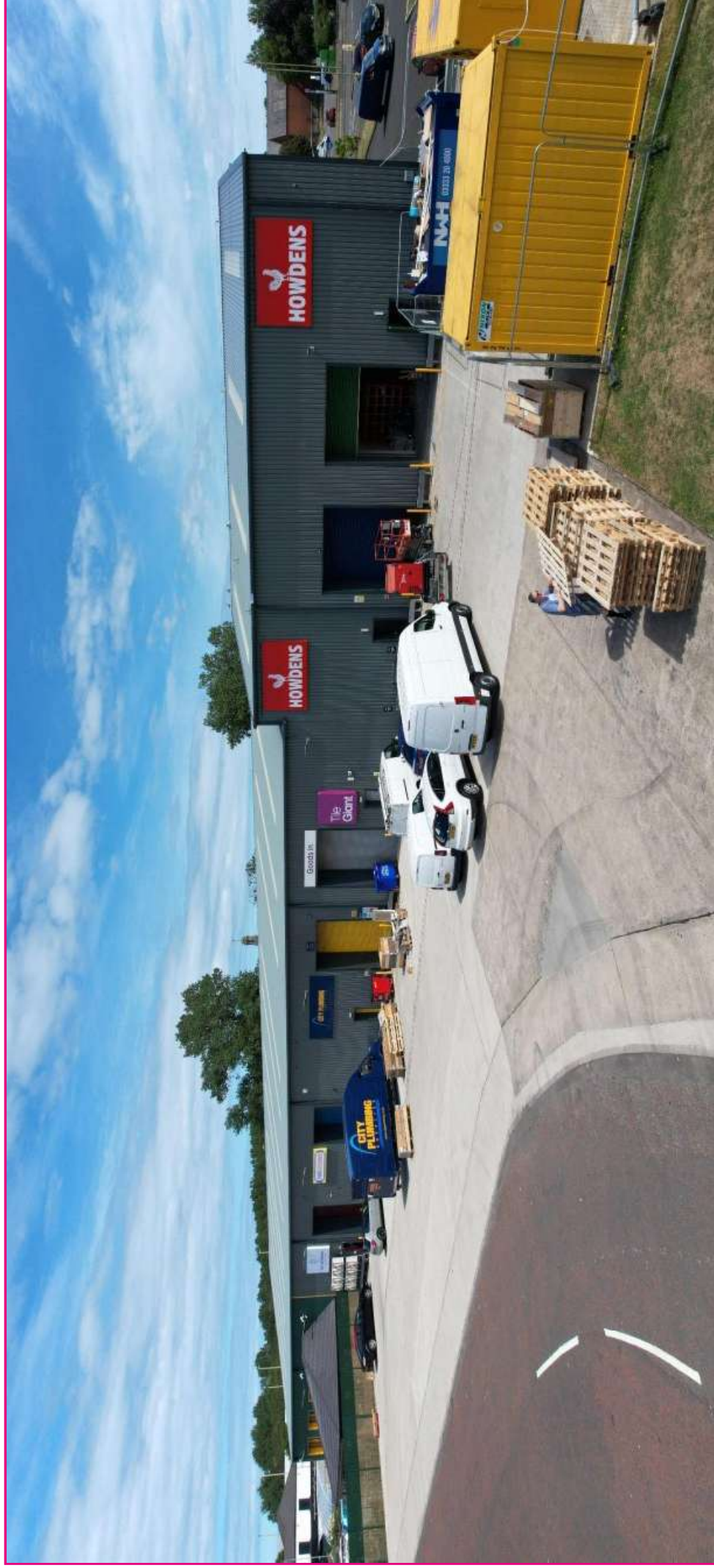
VIEWING & ENQUIRIES

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Strictly by prior appointment with the joint agents.

Rear Service Yard





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