

TO LET

Royal Quays Outlet Shopping Centre,
Coble Dene, North Shields, NE29 6DW



Trade Counter/Workshop Units Newcastle Quays, Coble Dene, North Shields

2,000 - 10,000 Sq Ft (185.8 - 929 Sq M)

- Established location adjacent to the A19 and Tyne Tunnel
- Excellent catchment pull within Newcastle Quays Retail Park
- Good local labour pull
- Units can be combined

For further information please contact:

Keith Stewart
E: keith@naylorsgavinblack.co.uk
DD: 07796302147

Tobi Morrison
E: tobi.morrison@naylorsgavinblack.co.uk
DD: 07734229958

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Royal Quays Outlet Shopping Centre,
Coble Dene, North Shields, NE29 6DW

Location

The units are located within North Shields in the Borough of North Tyneside in Tyne & Wear. It lies approximately 7 miles to the east of Newcastle City Centre and 12 miles north of Sunderland.

Access is within a 5 minute drive to the A19 providing fast access to the north and south of the region and beyond. The Tyne Tunnel lies approximately 2 miles to the west and there is ready access to the Tyne & Wear Metro with Percy Main the nearest station.

There are numerous bus services to and from the location.

Newcastle Quays Outlet Centre is situated within the vicinity which extends to approximately 200,000 sq ft and includes retailers such as Poundland, Next and Costa.

Description

The properties comprise steel portal frame construction with profile metal cladding to the roof and partially to the elevations. There is also glass elevations which could be converted with brick or clad subject to tenant's specification.

The units have toilet facilities, together with mains drainage, three-phase electricity otherwise are provided in a shell condition where units can be combined to occupier requirements.

There is loading access in a shared yard which is accessed via Hayhole Road adjacent.

Accommodation

There are a number of properties available which can be combined which provide units from 2,000 sq ft up to 10,000 sq ft.

Terms

The properties are available on a new lease for a term of years to be agreed.

Rent

On Application

VAT

All figures quoted are exclusive of VAT where chargeable.

Service Charge

Please contact agent

Building Insurance

Please contact agent

EPC

EPC's are available upon request.

Rateable Value

The properties will need to be reassessed upon occupation, but the retained agents can advise on an approximate rate per sq ft.

Anti-Money Laundering

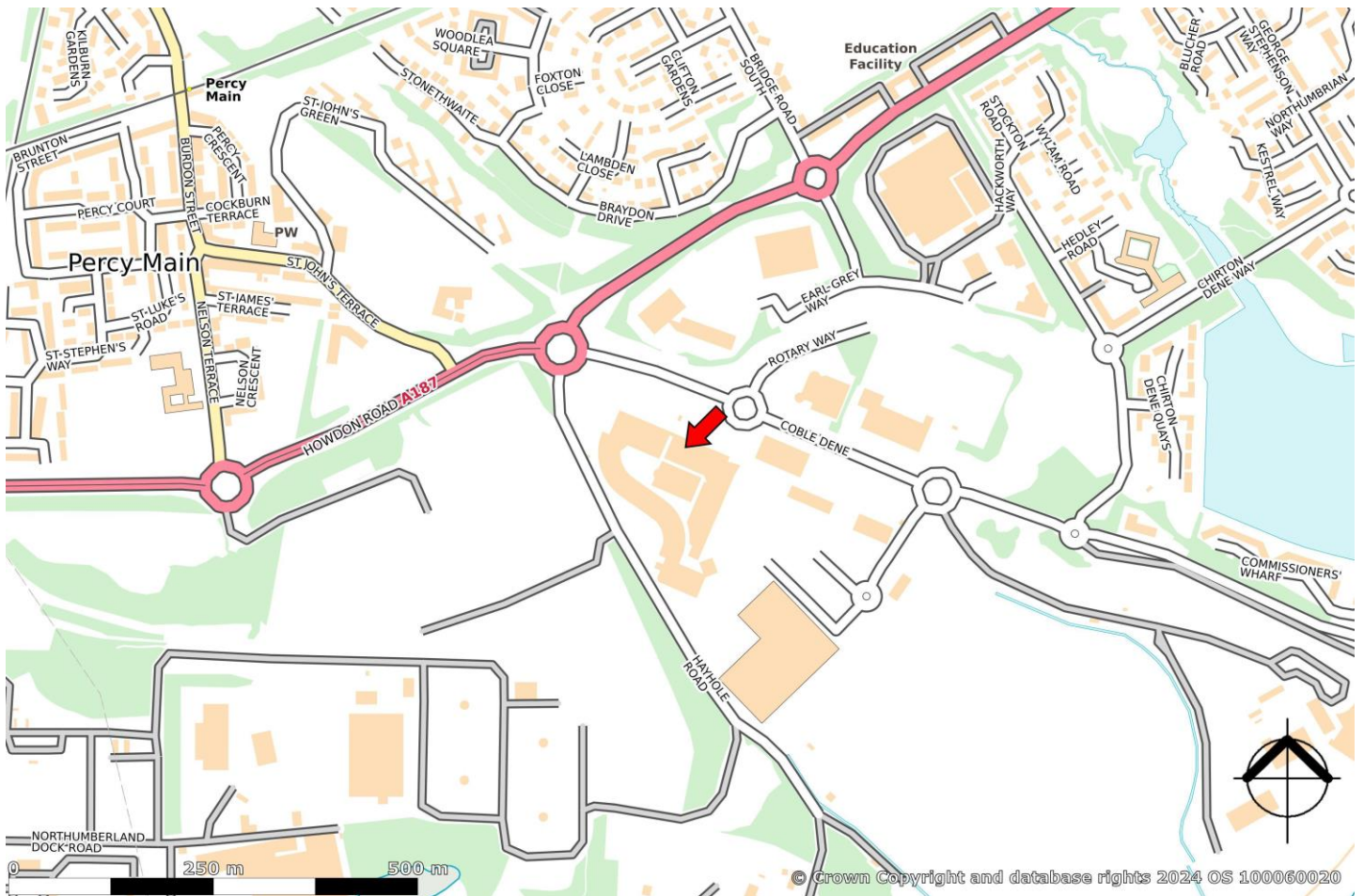
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

TO LET

Royal Quays Outlet Shopping Centre,
 Coble Dene, North Shields, NE29 6DW



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

P 740 Spaces



P 740 Spaces