



WORKSHOP IN CHIRTON, NORTH SHIELDS

24 Rear Front Street, Chirton, North Shields, NE29 7QW

- + £280 Per Month (£65 Per Week)
- + Total Area 633sqft (58.8sqm) over two floors
- + Can be used as a workshop, warehouse, self contained storage unit or an office
- + Retailers Nearby: Esso Petrol Station, Post Office, William Hill, Life Style Express, and several local shops and services like hair and beauty.
- + Close to good transport links and easy parking



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



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Location

This unit is located in a prime spot on Front Street, right in the town centre, which has excellent road connections to Sunderland, Gateshead, and Newcastle city centre. With easy access to the A19 and A1 trunk roads, it's well-suited for a range of business needs. Nearby businesses include Esso Petrol Station, Post Office, William Hill, Life Style Express, and several local shops and services like hair and beauty.

Description

The unit spans two floors, offering a generous space with versatile potential for various uses such as a workshop, storage, a builder's lock-up, office, or even a small warehouse. While the property would benefit from some cleaning, minor repairs, and personal touches of decorating, its prime location, excellent transport links, and proximity to popular retailers make it a fantastic opportunity to create a thriving business space tailored to your needs.

Accommodation

The accommodation comprises the following approx Net Internal Areas:

Total Area: 633sqft (58.82sqm)

Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £280 per month (£65 per week) exclusive.

Business Rates

The current rating assessment is as follows: Premises £0.00

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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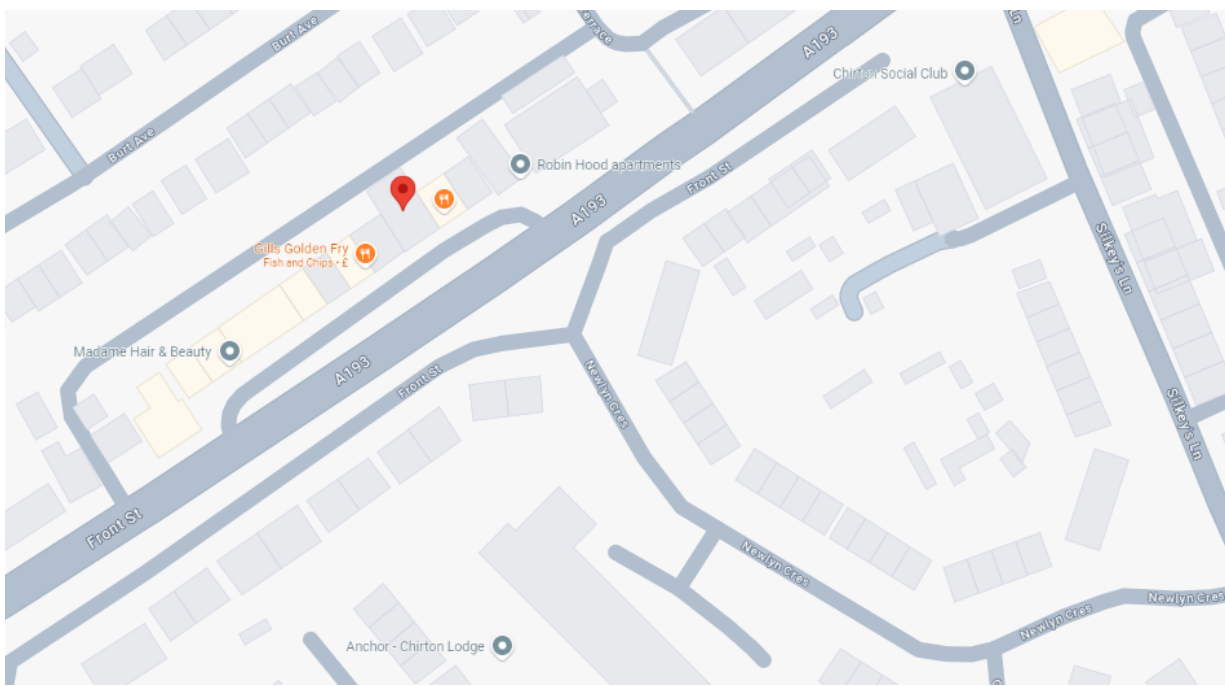


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