



# To Let

## Retail Premises

Unit 13-14 Collingwood Centre  
Preston North Road  
Tynemouth  
NE29 9QR

- Modern single storey retail unit
- Totaling 2744 ft<sup>2</sup> (254.92 m<sup>2</sup>)
- Ample onsite parking
- Adjacent to Subway and Explore Learning
- Morrison's Supermarket adjoining
- Located at junction of A192 and A1058
- May suit A3 Restaurant Subject to Planning

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

### Location

The Collingwood Centre is located adjacent to Morrison's Superstore at the junction of the A192 and A1058 approximately 8.3 miles North East of Newcastle upon Tyne and 2 miles North West of the centre of Tynemouth. It serves a densely populated residential area.

Occupiers within the parade include Subway (adjacent), Explore Learning, Sunlight, Dominos, Betfred and Morrison's.

### Description

The premises form part of a modern single storey parade of retail units benefiting from ample car parking facilities providing clear open sales space with staff and WC facilities to the rear.

### Accommodation

The property briefly comprises as follows:-

		ft2		m2	
Ground Floor		ft	m		
Sales Area	Internal Width	37'7"	11.45		
	Max Depth	75'0"	22.86		
<b>Overall Floor Area</b>		<b>2744</b>	<b>254.92</b>		

### Tenure

A new Lease is available at a commencing annual rental of **£45,000** for a term of years to be agreed (minimum **5** years) on an effective FRI basis with service charge provisions subject to **5** yearly Rent Reviews.

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£41,000**. The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

*Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties - e.g. sports clubs, gyms and*

*spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.*

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C3572

### EPC

Energy Rating D



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