



To Let

Retail Premises

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

- Double modern single storey retail unit
- Totalling 2744 ft² (254.92 m²)
- Anchored by Morrisons with ample on-site parking
- Located at junction of A192 and A1058
- Landlord may consider split from 1356 ft² (125.97 m²)*

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

Location

The Collingwood Centre is anchored by Morrisons 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. The parade serves a densely populated residential area and occupiers include Subway (adjacent), 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:-

Unit 13/14 (whole)		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	37'7"	11.45
	Sales Depth	75'0"	22.86
Overall Floor Area		2744	254.92

Option 2 - Possible subdivision

Our clients would consider subdivision into 2 separate units as set out below:-

Proposed Sub-division		ft2	m2
Ground Floor		ft	m
Sales Area	Proposed Internal Width	18'1'	5.5
	Max Depth	75'0	22.86
	Sales Area	1356	125.97
Externally			
Shared parking to front and loading to rear.			

Tenure

A new Lease of the **whole** is available at a commencing annual rental of **£45,000 plus VAT** for a term of years to be agreed (minimum 5 years) on an effective FRI basis with service charge provisions. We are advised the service charge for the year ending March 2022 is circa £6,500 and the insurance apportionment for YE June 2022 is £960 pa. Alternatively, a rent of **£25,000 per annum plus VAT per unit is sought** plus apportioned insurance and service charge. **Further details on request.**

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

The rent is subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value of the whole is **£41,000**. The Uniform Business Rate for the Rates Year 2023/2024 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation. An application would need to be made to split the assessment on the basis of a subdivision into 2 smaller units.

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

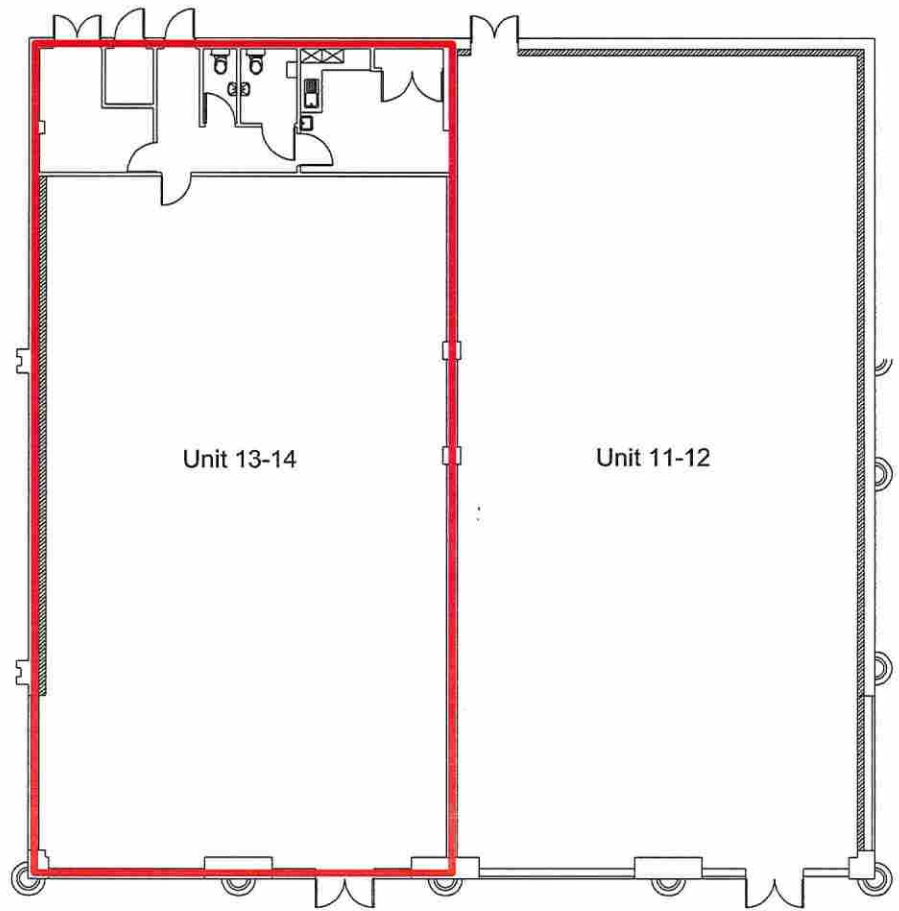
EPC

Energy Rating D



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Handwritten notes:
 1000 m curtains
 1000 m curtains

Notes:
 The contractor is to verify all buildings and site dimensions prior to commencement of works or preparation of shop drawings.
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Revision	Date	Description	Checked
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Client:
 Waypoint Asset Management

Property:
 Unit 13-14
 Collingwood Centre
 Tynemouth

Title:
 Lease Plan

Job No:	Drawn by:	Scale:
P2014-1038	TA	1:200 @ A4
Drawing No:	Date:	Checked:
LP-001	27.4.15	-

Trident Building Consultancy Ltd
 Hobart House
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 EH4 1TA
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 www.trident.co.uk



NEW DOUBLE METAL SECURITY DOOR INC INTERNAL PUSH BAR & SPY HOLE BY LANDLORD. FINISHED IN BLUE TO MATCH EXISTING

REMOVE DOORS AND BRICK UP OPENINGS

NEW DOUBLE METAL SECURITY DOOR INC INTERNAL PUSH BAR & SPY HOLE BY LANDLORD. FINISHED GREY RAL 7011

NEW PROPOSED DRAINAGE OUTLET

EXISTING DRAINAGE OUTLET TO BE UTILISED BY PROSPECTIVE TENANT

NEW INSULATED AND FIRE RATED PARTY WALL TO DIVIDE UNITS

UNIT 14

UNIT 13

SHOPFRONT AND BRICK STALLRISER TO BE REMOVED AND HOARDED OVER WITH TIMBER STUD WORK FRAME FINISHED IN 18MM WBP PLYWOOD.

NEW TEMPORARY DOUBLE DOORS TO PROVIDE ACCESS FOR PROSPECTIVE TENANT'S FIT OUT TEAM

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A 17/07 Updated title block. JC

Revision:	Date:	Description:	Checked:

PLANNING ISSUE

Client: Waypoint Asset Management

Property: Units 13-14
Collingwood Centre
Tynemouth

Title: Sub-Division of Retail Unit
Proposed Floor Plan

Job No: P2018-0696	Drawn by: CW	Scale: A3@1:100
Drawing No: TYN-02	Date: 17/07/18	Checked: JC

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