



# To Let

## Retail Premises

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

- Modern single storey retail unit
- Totalling 2744 ft<sup>2</sup> (254.92 m<sup>2</sup>)
- Ample on site parking
- 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
<b>Ground Floor</b>			
Sales Area	Internal Width	37'7"	11.45
	Sales Depth	75'0"	22.86
	Overall Floor Area	2744	254.92

### 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 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](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto: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 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

### 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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