

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



To Let

Retail Premises

Unit 11 Collingwood Centre Preston North Road Tynemouth NE29 9QR

- Well fitted prominent corner retail premises
- · Popular neighbourhood retail scheme
- Totalling 1277 ft2 (118.63 m2)
- Former training/educational use
- · Located adjacent to Subway with ample parking
- · Occupiers incl. Morrisons, Dominos and Card Factory

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.

The successful scheme is anchored by Morrisons Superstore and occupiers of note within the parade include Subway (adjacent), Sunlight, Dominos, Betfred and Card Factory together with a vets practice.

Description

The premises form part of a modern single storey parade of retail units benefiting from ample car parking facilities providing clear open sales/office space with staff facilities to the rear. There is also a service/loading area to the rear of the parade.

Accommodation

The property briefly comprises as follows:-

				ft2	m2
Ground Floor		ft	m		
Sales Area	Internal Width	17'2"	5.24		
	Sales Depth	74'5"	22.70		
	Sales Area			1277	118.63
Externally					
Shared parking to front and service areas to rear.					

Tenure

A new Lease is available at a commencing annual rental of £26,000 for a term of years to be agreed on an effective FRI basis with service charge provisions. We are advised the service charge payable for the year ending March 2022 is circa £3,100 and the insurance £480 pa.

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 £19,500. 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

C3848

EPC

Energy Rating B





Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 ® Registered office 51 Frederick Street, Sunderland, SR1 1NF. LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

- 1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
- 2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
- 3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
- 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.