



# 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 ft<sup>2</sup> (118.63 m<sup>2</sup>)
- 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
<b>Ground Floor</b>			
Sales Area	Internal Width	17'2"	5.24
	Sales Depth	74'5"	22.70
	Sales Area	1277	118.63
<b>Externally</b>			
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 2021 is circa £3500 and the insurance £466.83.

### Costs

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

### Viewing

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

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- [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 **£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

### Internal

