



To Let

Retail Premises

247-249 Prince Edward Road
South Shields
NE34 7LZ

- Former Bank Premises
- Prominently situated at junction with Sunderland Road
- Extremely popular suburban location with high footfall
- Suitable for a number of uses but **NOT** hot food takeaway
- Sainsburys, Greggs, Iceland and Superdrug close by

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

Location

Prince Edward Road is a busy suburban shopping parade serving a densely populated residential area known as The Nook located approximately 2.5 miles south east of South Shields town centre. The property sits centrally within the parade at the roundabout junction with Sunderland Road. Free parking bays are situated to the front of the parade which features a good mix of national and local occupiers including Sainsbury, Greggs, Superdrug, Iceland and Hays Travel.

Description

Comprises a former bank premises arranged over ground and first floor with aluminium framed shop front and door. The ground floor benefits from acoustic tiled suspended ceiling with inset lights and heating. The unit also has 3 phase electric supply. There is ancillary accommodation to the first floor providing staff room, washrooms and storage. The property would be suitable for a number of uses but we do not consider a Hot Food Takeaway would get planning permission and this use will therefore not be considered.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor			
Sales Area	Internal Width	24'0	7.31
	Reducing to	14'10	4.29
	Sales Depth	42'10	12.83
Sales Area		734	68.19
First Floor			
Rooms		426	39.58

Tenure

A new Lease is available at a commencing annual rental of **£14,000** for a term of years to be agreed (minimum 3 years) on an effective

FRI basis subject to 3 yearly Rent Reviews

Costs

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

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@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 **£15,750**. 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

C4042

EPC

Energy Rating D