



25 Albion Road, North Shields, NE29 0HT  
£15,000 Per Annum

# 25 Albion Road, North Shields, NE29 0HT

## LOCATION

The property is located on the northern edge of North Shields, is positioned on Albion Road and forms part of a mixed commercial/residential area which is within walking distance of North Shields town centre. This is a prominent position which benefits from a significant level of passing traffic.

## DESCRIPTION

The property comprises a prominently positioned large mid-terraced commercial building which provides open plan accommodation to both ground and first floors. Externally there is an enclosed yard to the rear providing car parking for a number of vehicles.

The property is suitable for use as a showroom or for a variety of commercial uses subject to receipt of planning permission.

## ACCOMMODATION

The Gross Internal Area (GIA) is as follows:

549 sqm (6394 sqft)

## SERVICES

We understand that mains supply of electricity, water and drainage are connected to the property. There is no mains gas. (All interested parties should satisfy themselves with the local service providers).

## RATING LIABILITY

The property is assessed for business rates as follows:-

Property: Albion Road Motors, 25 Albion Road, North Shields, NE29 0HT

Description: Car Showroom and Premises

Rateable Value: £17,000

## TENURE

The property is available by way of a new FRI lease for a minimum lease term of 3 years.

## RENT

The property is available at an initial rent of £15,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## LEGAL COSTS

Each party will be responsible for their costs in the transaction.

## MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations, the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information can be found at <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

## PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings  
Commercial Sales and Lettings  
Professional Valuation of Commercial and Residential Property  
Home-buyer Survey and Valuation  
Property Management  
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

