



166 Heaton Terrace, North Shields, NE29 7LY
£6,900 Per Annum

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To let, a ground floor retail/office property with traditional shop window frontage located on Heaton Terrace, off the Coast Road (A1058) in North Shields. Internally the property is arranged to provide a main sales/office area, fitted kitchen, WC and a small storeroom. The property will suit a variety of uses subject to Landlord's approval.

LOCATION

The property is located on Heaton Terrace, which forms part of an established residential area, also containing a small number of retail premises including the subject property.

The location is provided with access to a reasonable level of local services and facilities and access to the major road network.

DESCRIPTION

The property comprises a ground floor retail unit. Internally, the unit is arranged as an office set within a two storey end of terrace. The property has underfloor heating, shop window frontage with shuttering and a fitted kitchen.

There is a paved area to the front of the property.

ACCOMODATION

Main Office

33.28 sqm (358.23 sq ft)

Store

1.3 sqm (13.99 sq ft)

Kitchen

4.18 sqm (44.99 sq ft)

WC

Floor Area

38.76 sqm (417.22 sq ft)

RENT

£6,900 per annum.

VAT

Unless otherwise stated, all figures expressed are deemed to be exclusive of VAT.

RATING LIABILITY

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is 87D. A full copy of the report is available upon request.

LEGAL COSTS

Tenant to pay Landlord's reasonable legal costs.

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 <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

MONEY LAUNDERING REGULATIONS

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

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

