



NORTH SHIELDS

34 BEDFORD STREET

PRIME RETAIL UNIT TO LET

LOCATION

The Beacon Centre is the prime retail destination in North Shields with tenants including **Home Bargains, B&M, Greggs, Poundland, Holland & Barrett, Card Factory, Specsavers, CEX, Cooplunds, EE** and **Superdrug**.

The Centre has parking for approximately 420 vehicles and is opposite both the Metro and new transport interchange for ease of access via public transport.

ACCOMMODATION

The unit is planned on ground floor only having the following approximate area :

Ground floor : 823 sq ft (76.46 sqm)
First floor : 716 sq ft (66.52 sq m)

RENT

£22,500 per annum exclusive of VAT.

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge is payable – details available on request.

BUSINESS RATES

Rateable Value : £12,000

Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The Property has an Energy Performance rating in Band C (71)

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own costs incurred in any transaction.

VAT

All prices/ rents are quoted exclusive of VAT

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, potential tenants will be required to provide proof of identity once terms have been agreed.

VIEWING & FURTHER INFORMATION

Please contact **Newns Webster** on **0113 413 0117** or our joint agent @retail (0191 280 4235).

SUBJECT TO CONTRACT

Contact:

Jonathan Newns

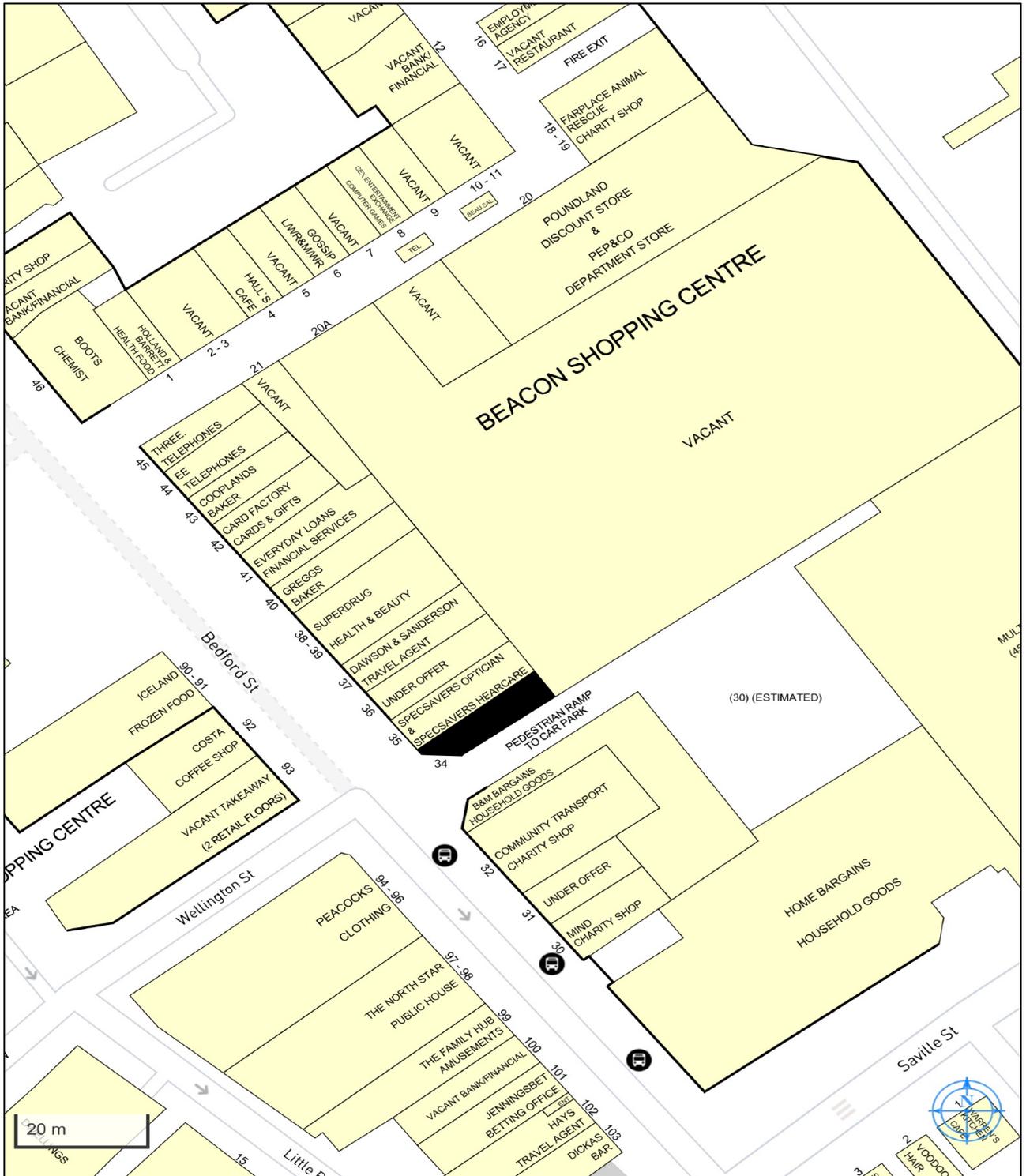
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