



Sanderson  
Weatherall

# TO LET RETAIL ACCOMMODATION



Unit 3, Ground Floor, Bus & Metro Interchange, South Shields, NE33 1HW

[sw.co.uk](http://sw.co.uk)



Asking rent: £12,000 per annum.

New EFRI lease for a term of years to be agreed.

NIA: 29 sq m (312.2 sq ft)

### Location

The new scheme is located within South Shields, 8 miles north of Sunderland and 12 miles east of Gateshead. South Shields is the main retail destination for the South Tyneside area, with a population of circa 153,000 people.

The new development comprises a vibrant new transport interchange as part of the £100m town centre regeneration scheme. The new transport interchange has been built to the south of King Street and perpendicular to Fowler Street.

### Description

The retail unit is positioned on the ground floor of the new bus and metro interchange. The unit comprises main sales area, suspended ceiling and lighting with electric roller shutter covering providing a prime location in front of the bus platform.

The front office of the adjacent travel shop (which is now closed) is available to compliment the letting, for use as an office/storage, for which an additional negotiated rental will be required. Toilet facilities are also within the travel shop premises.

### Accommodation

We understand that the property comprises the following NIA:

Description	Sq m	Sq ft
Main Sales Area	29	312.2
<b>NIA</b>	<b>29</b>	<b>312.2</b>

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

### Services

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

### Energy Performance Certificate

Rating: B



### **Lease Terms**

The unit is available by way of a new lease for a term to be agreed, at an asking rent of £12,000 per annum.

### **Rateable Value**

Available upon request. Small Business Rates may be applicable.

Interested parties are advised to contact the local rating department to confirm verification of the above.

### **Legal Cost**

Each party will be responsible for their own legal and professional costs incurred in connection with the transaction.

### **Service charge**

There will be a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building;

Service Charge is charged at 10% of the annual rent.

### **VAT**

All prices are deemed exclusive of VAT.



Viewings and further information strictly by appointment with the sole agent:-

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**Sanderson Weatherall**

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