

Andrew Craig

The Property Specialists

andrewcraig.co.uk



Westoe Road, South Shields

£8,500 Annually Plus Fees

Ref: 154732



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The Agent of the North

Westoe Road, South Shields

Prominent shop premises with first floor, attic and basement office and/or storage accommodation. Ground floor shop of around 80 sq.m., 860 sq.ft., comprising a front retail area and room/office to rear plus kitchen and toilets. First floor comprising 2 rooms of 35 sq.m. plus kitchen/staffroom/toilet and attic storage of around 21 sq.m.

Ground Floor

Shop

With timber shopfront and further retail or office space to the rear. Floor area around 80 sq.m.

Ancillary

Small staffroom/kitchen to the rear and W.C. with hand basin.

Rear

Small yard, potentially suitable for car parking.

MEZZANINE

Staff room/kitchen 2.46m (8'1) x 2.36m (7'9)

Includes kitchen units and toilet cubicle with low level suite.

FIRST FLOOR

Front room/office 4.8m (15'9) x 4.5m (14'9)

Rear room/office 3.06m (10'0) x 4.6m (15'1)

ATTIC/SECOND FLOOR

Store 1 (Front) 4.62m (15'2) x 2.92m (9'7)

Store 2 (Rear) 2.74m (9'0) x 2.74m (9'0)

Basement

With access from rear yard, useful dry storage space. Note there is restricted head height.

Non-Domestic Rates

We have ascertained from the valuation Office Agency website that 2 RVs relate to the premises:

ground floor shop, £2,650,

first floor offices, £1,450,

total £4,100.

Interested parties should verify these figures.

LEASE TERMS

A lease for a minimum term of 3 years is proposed, with a rent review after 3 years, on the basis that the tenant has responsibility for the repair and upkeep of the interior of the property. The tenant will be required to reimburse the landlord for the cost of insuring the building against the usual property risks.

In-going tenant will be expected to meet (1) the landlord's costs in preparation of the lease, (2) pay a rent deposit of 1 month's rent on commencement plus (3) the first month's rent in advance.

OFFERS

Our client invites offers at £8,500 per annum, to be paid monthly in advance (£708.33 per calendar month).

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted EXCLUSIVE of VAT.

The Agent of the North

Andrew Craig is *The Agent of the North* and as Chartered Surveyors we can help you with all your Residential and Commercial property needs. Sales, Mortgages, Lettings, Property Management, Auctions, Surveys and Valuations. Call now on 0845 226 1 222

In accordance with the Property Misdescriptions ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

These details have been prepared in good faith from information taken during our inspection of the property. They have not yet been verified by the seller and should therefore not be relied on in any way and used for general information only.