

Retail/Office

TO LET

25 WESTOE ROAD

South Shields NE33 4LS

57.45 sq.m. ground floor (619 sq.ft.)

Ground floor shop formerly hair salon, suitable for retail or office use

£9,500 pa rental

Tel: (0191) 5806800



Location

The property is prominently located on Westoe Road, South Shields, approximately 100m south of the Town Hall. This is a strong local centre, with a range of occupiers nearby. Westoe Road is the main link into the town centre from the south, and there are many local bus routes passing the unit. On street parking (some restrictions) is available to the rear. The exact position of the unit is shown on the plan overleaf.

Description

The property comprises a ground floor self-contained unit, with a basically open plan main area and a small kitchen to the rear. There is access to the rear for loading, and roller shutter to the front. Dimensions are as follows:

Ground floor – 52.00 sq.m., 560 sq.ft.

Kitchen - 5.45 sq.m., 59 sq.ft.

Terms

The property is available on terms to be agreed at a starting rent of **£9,500 per year**.

Rating

The property is currently assessed to a rateable value of £3,200. Business rate relief should be available at this figure, and interested parties should make their own enquiries at the Council rating office.

VAT and EPC information

VAT may be charged upon the annual rental. Figures quoted are therefore **EXCLUSIVE** of this possible cost.

The property has not been assessed with an EPC as there is no heating provided. Any heating system fitted in the future may lead to the provision of an EPC.

Costs

Each party is to be responsible for their legal costs incurred in the matter.

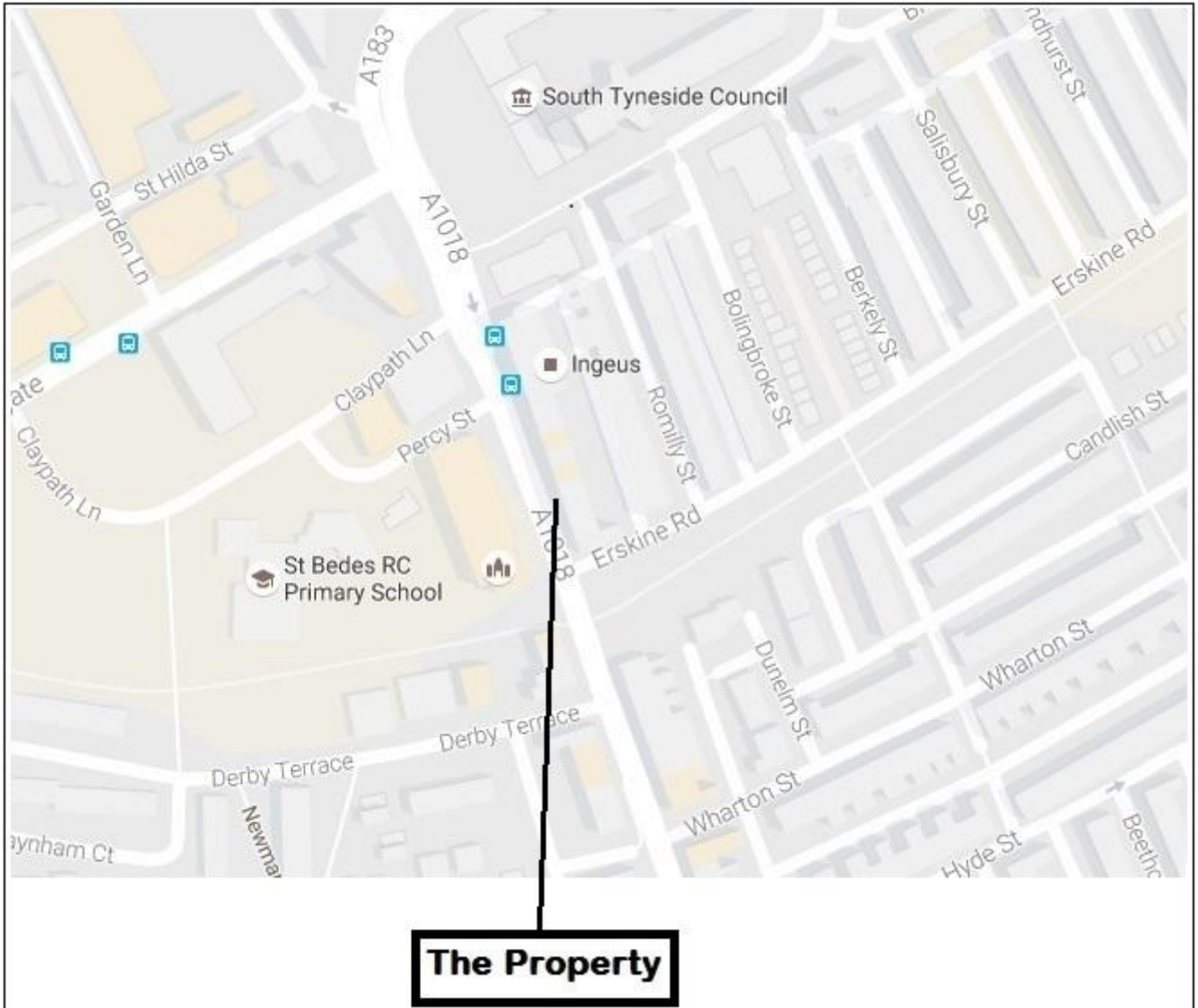
Viewing and further details

Any further details required can be discussed with the Landlords' agent, ABP Property Consultants, to whom all enquiries should be made in the first instance for viewing arrangements.

Telephone: (0191) 5806800

Email: info@abppco.com

Web: www.abppco.com



Consumer Protection Notice

These property details are intended to give a fair description of the property, and intending lessors/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless stated, all prices and rents quoted are exclusive of value added tax. **V1 prepared 9 August 2016**