



14 Russell Street, North Shields, NE29 0BL
£10,000 Per Annum

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The property is located on Russell Street off Bedford Street in North Shields town centre. The property is a mid-terraced ground floor retail unit.

Features include a traditional shop front with security shutters over window display. The main sales area has been sub-divided to suit the previous tenants business but can be rearranged subject to landlord approval.

LOCATION

The property is located on Russell Street, forming part of Lovaine Place, off Bedford Street in North Shields town centre. North Shields is an established town situated on the north east coast of England, approximately nine miles east of Newcastle city centre on the north bank of the River Tyne. The location is provided with a significant range of local services and facilities for a sizeable local population.

DESCRIPTION

The property is a ground floor retail unit with shop window frontage and electrical security shuttering over. The main retail space has been sub-divided to create four separate spaces. This can be altered or opened up with the landlords consent.

ACCOMMODATION

Main Retail Area
Counter Office
WC provision

NET INTERNAL AREA 144sqm (1550sqft).

SERVICES

Electricity and water services are connected to the property.

RATING LIABILITY

According to the Valuation Office Agency (VOA) the premises currently has a Rateable Value of £13,250 from 1st April 2026.

TENURE/TERM

Offers to occupy the premises will be considered on an individual basis.

RENT

The rent is £10,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party will be responsible for their own costs in this transaction.

MONEY LAUNDERING OBLIGATIONS

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

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

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>

PROPERTY REDRESS SCHEME

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