



92-93 Bedford Street, NE29 0TA
£36,000 Per Annum

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TO LET - A prominently positioned end-terraced two storey retail building which was previously occupied by Burger King. The property is suitable for its existing hot food takeaway use, however, has potential for a variety of other retail / commercial uses subject to receipt of planning permission.

LOCATION

The property is located on Bedford Street which is the main retail area serving North Shields. Lying opposite the Beacon Shopping Centre and its substantial car parking facility the property forms part of a terrace block including both Costa and Iceland. Immediately to the rear of units is the newly developed North Shields Transport interchange providing public transport connections to the Tyne and Wear Metro System along with a number of Bus routes.

The property forms part of the North Shields Action Zone which is aimed at transforming the town centre and riverside into an environment which more people choose to live, work and spend leisure time. Improvements on Bedford Street in the form of new paving, planting of mature trees and the introduction of additional seating areas form part of this plan. See following link for further details: <https://my.northtyneside.gov.uk/page/33851/bedford-street-improvements>

DESCRIPTION

The property comprises a prominently positioned end-terraced two storey retail building which was previously occupied by Burger King. The property is suitable for its existing hot food takeaway use, however, has potential for a variety of other retail / commercial uses subject to receipt of planning permission.

ACCOMODATION

The Net Internal Area (NIA) is as follows:

491 sqm (5285 sq ft)

SERVICES

We understand that mains supply of electricity, gas, water and drainage are connected to the property.

(All interested parties should satisfy themselves with the local service providers)

RATING LIABILITY

£31,750 per annum.

TENURE

The property is available by way of a new FRI lease for a minimum lease term of 5 years.

RENT

The property is available at an initial rent

£36,000 per annum

ENERGY PERFORMANCE CERTIFICATE

Full details upon request

LEGAL COSTS

Each party will be responsible for their costs in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser / 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 Client Money Protection for Residential Agents scheme. 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 can be found at <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

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Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	