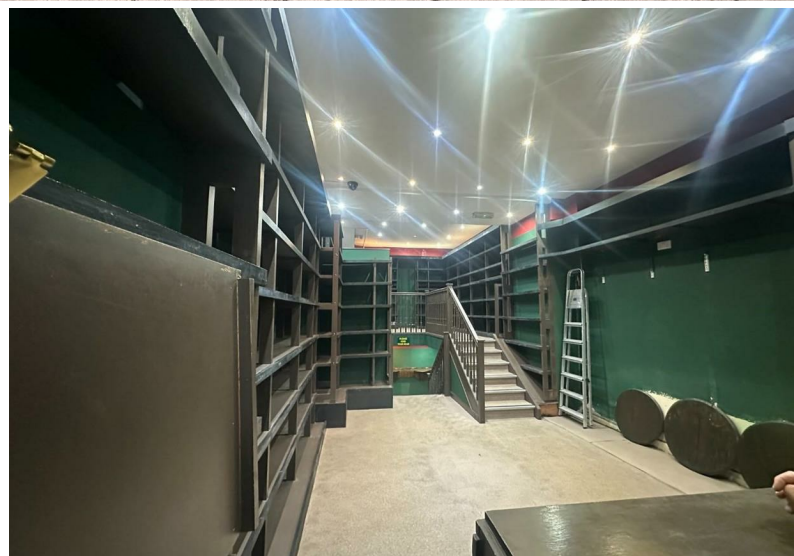




23 Front Street, Tynemouth, NE30 4DX
£25,000 Per Annum

23 Front Street, Tynemouth, NE30 4DX

TO LET - Ground floor retail property in the heart of, Tynemouth. The property occupies a central position on the north side of Front Street within one of the most desirable locations in the north east. The ground floor retail unit previously traded as a specialist wine merchants run by the owners and is licenced to sell alcohol on the premises. Outside seating is permitted to the front. Viewings are to be arranged by appointment through our office.

MATERIAL INFORMATION

EPC rating C.
Property is mid-terraced ground floor retail premises.
Property is of traditional brick wall construction with a slate roof.
Property is connected to all mains services.
Water supply is metered.
Standard, superfast and ultrafast broadband available.
Good mobile coverage.
Permit parking available on street front and rear.
No disabled parking.
Asking Rent: £25,000 per annum.

LOCATION

The property occupies a central position on the north side of Front Street within one of the most desirable locations in the North East. Tynemouth is a highly popular residential and tourist village located on the north east coast of England approximately nine miles east of Newcastle upon Tyne. The area offers many aspects of modern living and a variety of leisure activities centred around Front Street, Tynemouth Priory and of course the local beaches.

DESCRIPTION

The property is a ground floor retail unit with traditional shop window frontage that has an operating licence to sell alcohol on and off the premises. The property offers an excellent retail space suitable for a variety of uses. There is pavement seating allocation to the front of the property.

RETAIL ACCOMMODATION

The retail premises has a traditional shop front window and a converted basement, the accommodation offers;
Main sales area 29.7 sqm
Basement 8.6 sqm
Basement store 4.1 sqm
Rear sales area 15 sqm
Kitchen/store 9.6 sqm
W.C

Total floor area 67 sqm (721 sqft)

EXTERNAL

The property has the benefit of licenced pavement seating permitted at the front overlooking front street.

FURTHER INFORMATION

We understand that electric, water and drainage services are connected to the property. (All interested parties should satisfy themselves with the local service providers).

RATEABLE VALUE

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £11,750.

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>

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C (63), A full copy of the Energy Performance Certificate (EPC) report is available upon request.

PROPERTY REDRESS SCHEME

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

LEGAL COSTS

Each party will be responsible for their costs in the transaction/or pay landlord costs.

MONEY LAUNDERING REGULATIONS

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

VIEWINGS

Viewings are by appointment only through RA Jackson & Son LLP 01912571253 sales@rajackson.co.uk

Our Services

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

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

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



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