



76-78 Church Way, North Shields, NE29 0AA
£12,000 Per Annum

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- **Prominent Town Centre Position**
- **Retail Unit**
- **Near Albion Road Junction**
- **Two Storey Accommodation**
- **Window Frontage**
- **133sqm (1431.63sqft)**

LOCATION

The subject property occupies a prominent position within North Shields town centre in Tyne & Wear located on Church Way in the north of the town centre. North Shields is a large town on the north east coast of England providing a wide range of services and facilities to sizable population and surrounding communities approximately nine miles west of Newcastle upon Tyne.

DESCRIPTION

Retail unit, currently trading as a Public House. Split over two floors the premises has a fully fitted commercial kitchen, separate male and female washrooms, reception, bar and dining area. The unit itself is presented to a good modern standard.

ACCOMODATION

TOTAL ACCOMODATION 133SQM (1431.63SQFT)

Ground Floor

75sqm (807.31sqft)

First Floor

58sqm (624sqft)

TERM

The property is available by way of a new full repairing and insuring lease arrangement for a minimum term of three years. The proposed tenants should ensure that they seek legal advice to confirm the nature and extent of their obligations when entering in to this form of legal obligation prior to signing a tenancy agreement.

RENT

Our clients are seeking an annual rent of £12,000 per annum. This will be paid monthly in advance. A damage deposit may also be required.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is 33 (B). A full copy of the report is available upon request.

PLANNING

We understand that the premises have planning permission for use as a Bar/Restaurant as designated under class E(b) of the Town and Country (Use Classes) Order 1987 (as amended)

RATING LIABILITY

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £10,000.

LEGAL COSTS

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

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

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

Our Services

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- 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

