



## UNIT 1 THE SIDINGS, TYNEMOUTH STATION, NORTH SHIELDS, TYNE & WEAR, NE30 2TF

- Available now
- Flexible lease terms
- Suitable for a variety of uses
- Rent only £9,000 per annum
- Car parking available on site

## To Let

### LOCATION

Tynemouth is a popular coastal town situated approximately 9 miles north-east of Newcastle upon Tyne. The town is home to a mix of both local and national operators which include Co-Op and Subway. Front Street, the main shopping and hospitality area of Tynemouth, has renowned local operators and is a very popular area with both locals and tourists.

There are a number of bus services serving the local area and into Newcastle City centre. Tynemouth also has its own Metro station with a regular train service. The subject property forms part of this station.

The subject property is located on the west platform of Tynemouth Metro Station.

**Tel: 0191 2610300**

[www.youngsrps.com](http://www.youngsrps.com)

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The property comprises a self contained unit set within a row of six terraced units. The unit is open plan with white painted plastered walls, a corrugated steel roof with windows overlooking the metro platform, LED strip lighting and a ceiling mounted centralised heater.

The property is accessed via a shared corridor which is gated and locked on an evening. There are shared WC facilities for The Sidings tenants only.

## ACCOMMODATION

We have measured the property as providing the following net internal areas:

Ground	37.91sq m	(408sq ft)
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## TENURE

The property is available to let by way of a new effectively full repairing and insuring via a service charge lease for a term of years to be agreed.

## RENT

The property is available to let at a rent of £9,000 per annum exclusive of service charge and building insurance and payable quarterly in advance.

## VAT

The property is registered for VAT and, therefore, VAT will be payable on the rent.

## RATEABLE VALUE

The property is entered into the 2023 Rating List with a rateable value of £8,100.

Some prospective tenants may benefit from small business rates relief, however, interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

## LEGAL COSTS

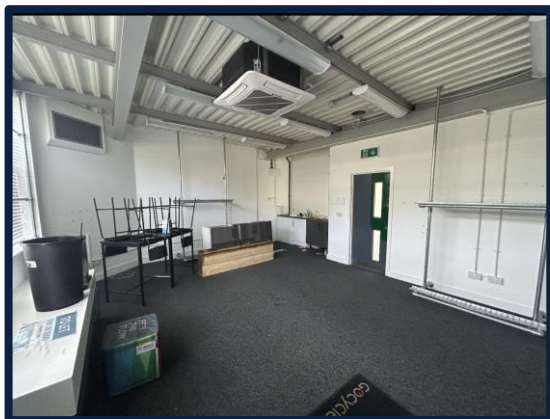
Each party to bear their own legal costs.

All figures quoted above are exclusive of VAT where chargeable.

## LOCAL AUTHORITY

North Tyneside Council, Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Telephone: 0345 200 0101



Interior



Interior



Street map

## VIEWING

Strictly by appointment with YoungsRPS contact the Newcastle office on 0191 2610300 reference

Stephanie Dixon - mobile 07936 359506

e-mail [stephanie.dixon@youngsrps.com](mailto:stephanie.dixon@youngsrps.com)

or

Cameron English – mobile: 07566 766781

e-mail: [Cameron.english@youngsrps.com](mailto:Cameron.english@youngsrps.com)

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-47.

Copies of the EPC and Recommendation Report are available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**Particulars prepared May 2024**



Location map

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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