

Available NOW

To Let: High-footfall Retail Unit

North Shields, Metro Station

NE29 0BH

42 sq. m (455 sq. ft.)



- Prominently located within busy transport station
- Large automatic door entrance
- Modern unit in developing location
- High footfall opportunities North Shields town centre

Location

The subject property is situated within the North Shields Metro Station development comprising retail accommodation at the entrance to the station. The North Shields Station is positioned to the southern end of Nile Street in the heart of North Shields town Centre retail area with the subject station being the main public transport hubs serving the town with the wider Tyne Wear region.

Footfall

As one of the main public transport hubs serving the town centre and region, the station boasts the following footfall statistic: 567,957 annual users.

Description

The property comprises a ground floor only retail unit that is positioned at the only entrance / exit of the popular metro station. It is currently utilized as a travel shop and is of a loosely rectangular shape. The property has a single customer entrance fronting into to the main entrance promenade of the station.

Internally, the unit is fitted to include;

- Kitchen facilities
- Staff/storage room
- W/C facilities
- Large access point for customers
- Ready installed serving hatch



Accommodation

The accommodation provides the following net internal area:

Accommodation	Sq. m	(Sq. ft.)
Sales area	42.29	(455)
Total	42.29	(455)

Services and EPC

The unit within will be connected to all main services. The property has an EPC rating of C-63

Terms

The unit is available by way of a new lease for a term of years to be agreed at a rent of £14,000 per annum.

Service Charge

An estate service charge will be recoverable from the occupier for upkeep and maintenance of the estate.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

Contact Details, Viewing and Further Information



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Subject to Contract July 2023