

Available now

TO LET : NEW RETAIL OPPORTUNITY

North Shields, Town centre

50 Bedford Street, North Tyneside, NE29 0AT

320 sq m (3,454 sq. ft.)



Former Auction House

Suitable for variety of uses

(subject to consent)

RENT : £32,000 pax

WELL ESTABLISHED TRADING LOCATION

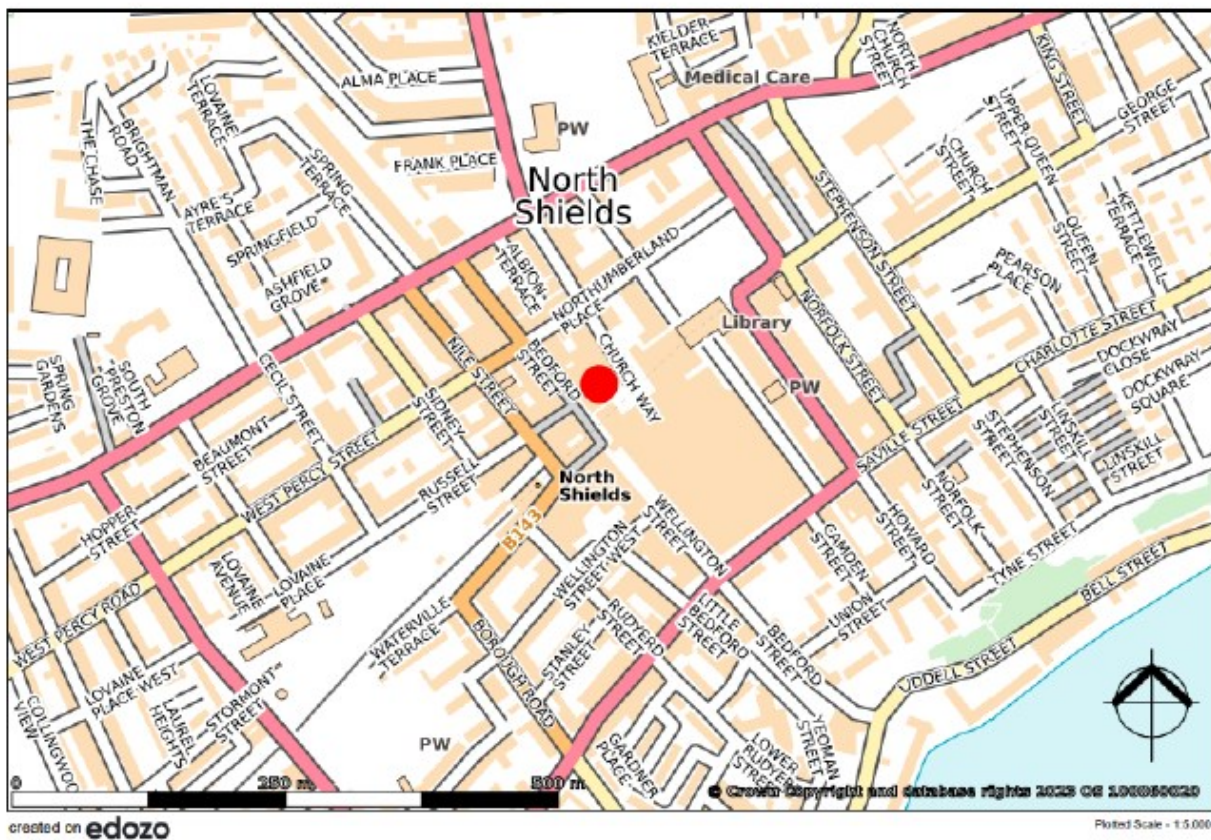
- Adjacent The Beacon shopping centre.
- Prominent position in North Shields Town centre.
- High-footfall opportunities with pedestrianised frontage.
- Major public links transport; Nexus, Aviva and Stagecoach.

Location

The Property occupies a mid-terrace position on the eastern side of Bedford Street, close to its junction with Wellington Street. Centrally located, Bedford Street is pedestrianised and is the principal retail thoroughfare in the town centre.

Surrounding occupiers include; Heron Foods, Greggs, Boots, Lloyds Bank and Newcastle Building Society. There are a host of further occupiers within The Beacon Shopping Centre whose primary entrance fronts onto Bedford Street.

Location plan*



Front elevation on Bedford Street

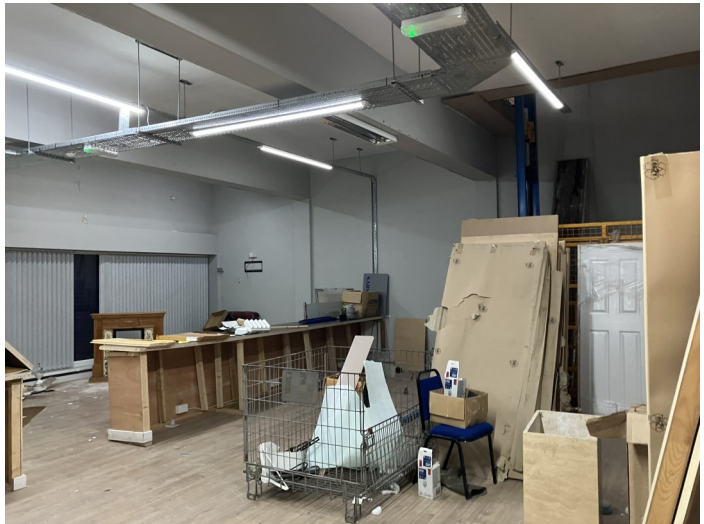
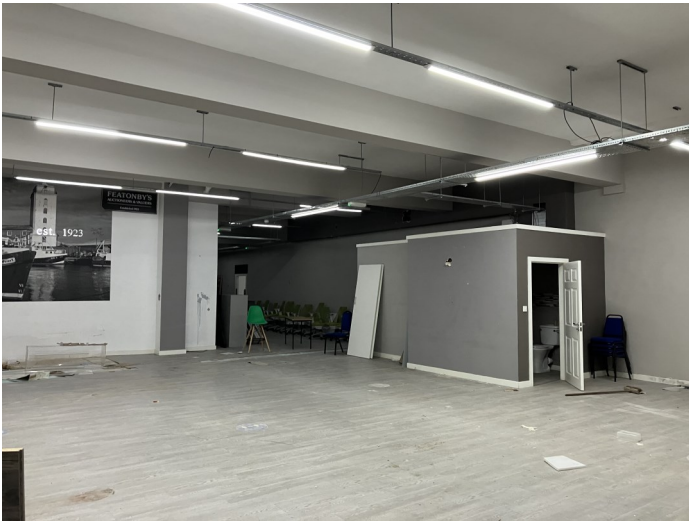


Rear elevation

Description

The subject accommodation benefits from the following specification:

- Good frontage and depth
- Loading area to rear with ample space for access
- Rear storage areas
- Staff kitchen/canteen



EPC

The subject property has an EPC rating of D:87.

Accommodation

The accommodation provides the following Net Internal Area:

Accommodation	Sq. m	(Sq. ft.)
Ground floor	320	(3,454)
Total	320	(3,454)

Rateable Value

The property will be reassessed upon occupation.

Services

The property is connected to all main services.

Terms

The unit is available to let for an agreed term at £32,000 rent per annum exclusive of VAT.

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

Strictly via sole agents, BNP Paribas Real Estate;



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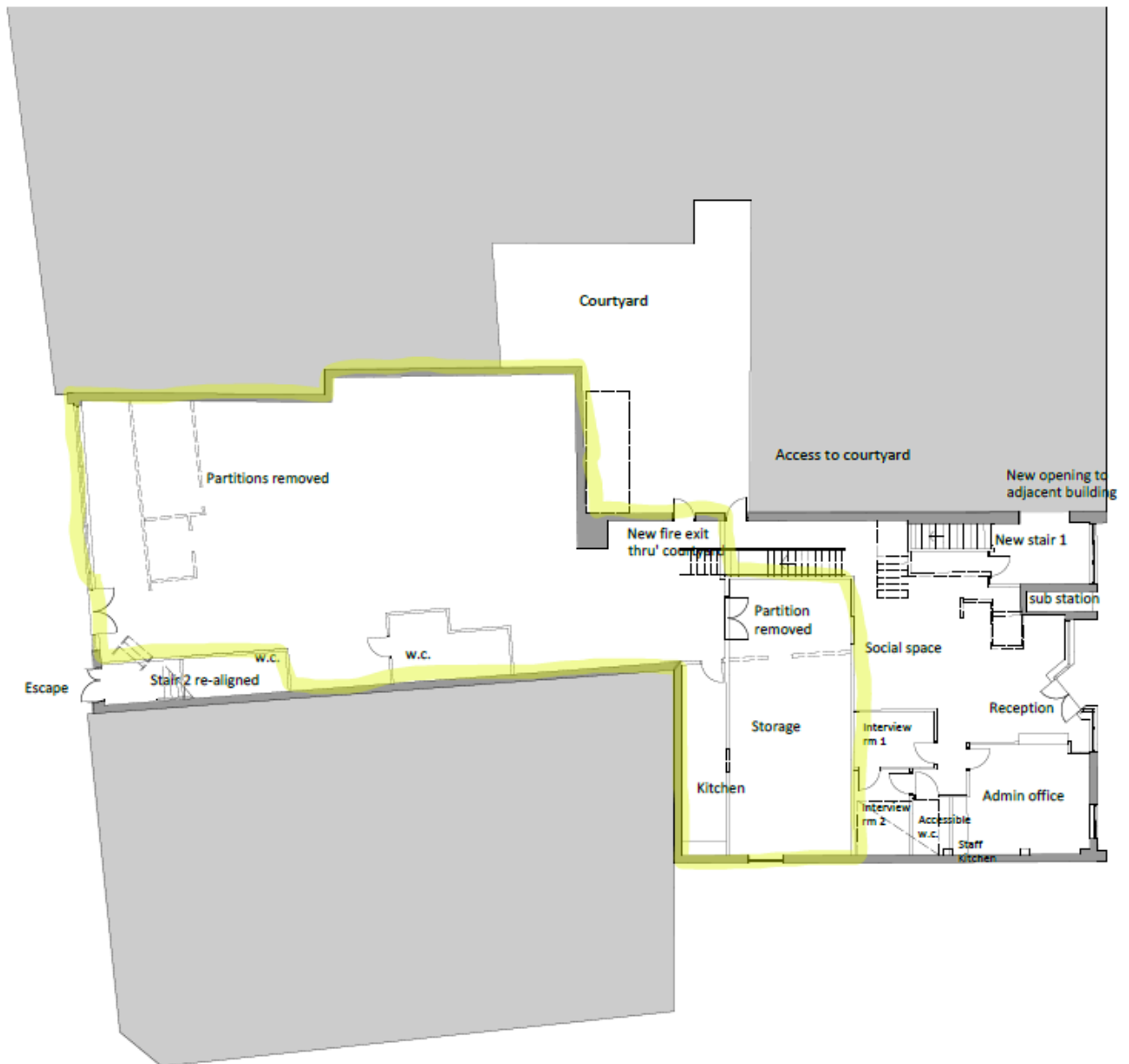


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Subject to Contract January 2024

Current Layout

The plan below shows the current configuration of the space highlighted in yellow.



GROUND FLOOR PLAN - Proposed

SCALE 1:200