



17A Northumberland Square, North Shields, NE30 1PX
£8,500

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- To Let
- Office Premises
- Net Internal Area 71.95sqm (774sqft)
- Off Street Parking
- Rent £8,500 per annum

LOCATION

The property which is located on the eastern side of North Shields is positioned on Northumberland Square. This is a mixed commercial / residential area which is within walking distance of North Shields Fish Quay and North Shields Metro Station. The retail centre serving the town is within close proximity of the property and includes a variety of both national and local retailers.

DESCRIPTION

The property comprises a mid-terraced ground floor office suite providing cellular office accommodation, staff rest facility, kitchen and two toilets. Externally there is an enclosed yard to the rear and a dedicated parking space to the front of the property.

ACCOMMODATION

The Net Internal Area (NIA) is as follows:
71.95 sqm (774 sqft)

SERVICES

We understand that all mains services are connected to the property. The property also benefits from central heating serving steel radiators.
(All interested parties should satisfy themselves with the local service providers)

RATING LIABILITY

The property is assessed for business rates as follows:

Description: Office and Premises
Rateable Value: £4,800

TENURE

The property is available by way of a new IRI lease for a minimum lease term of 3 years.

RENT

The property is available at an initial rent of £8,500 per annum.

SERVICE CHARGE

The property is subject to a service charge in respect of upkeep and maintenance of communal areas. This also includes a share of the buildings insurance.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party will be responsible for their costs in the transaction.

MONEY LAUNDERING REGULATIONS

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

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

Our Services

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

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Professional Valuation of Commercial and Residential Property
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Property Management
Acquisition

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	