



12 Russell Street, North Shields, NE29 0BL  
£6,000 Per Annum

# 12 Russell Street, North Shields, NE29 0BL

The property is located on Russell Street off Bedford Street in North Shields town centre. The property is a mid-terraced ground floor retail unit.

Features include a traditional shop front with security shutters over window display. The main sales area has been sub-divided to suit the previous tenants business but can be rearranged subject to landlord approval.

## MATERIAL INFORMATION

RENT: £6000pa

SERVICE CHARGE: None

TERM: The property is available by way of a new commercial tenancy with terms to be agreed. Proposals will be considered on an individual basis.

DEPOSIT: To be confirmed.

PROPERTY: Retail shop. E(a) Display or retail sale of goods other than food.

UTILITIES: Electricity and water. No gas.

PARKING: On street payment parking.

## LOCATION

The property is located on Russell Street, forming part of Lovaine Place, off Bedford Street in North Shields town centre. North Shields is an established town situated on the north east coast of England, approximately nine miles east of Newcastle city centre on the north bank of the River Tyne. The location is provided with a significant range of local services and facilities for a sizeable local population.

## DESCRIPTION

The property is a ground floor retail units with shop window frontage and electrical security shuttering over. The main retail space has been sub-divided to created four separate spaces. This can be altered or opened up with the landlords consent.

## ACCOMMODATION

Main Sales Area 25sqm (269sqft)

Recess Area 7.5sqm (80sqft)

Side Room 9.5sqm (102.25sqft)

Back Room 7.5sqm (80.73sqft)

Store Cupboard 2.4m (25.83sqft)

TOTAL FLOOR AREA 49.5sqm (552.8sqft)

## SERVICES

All mains services are connected to the property.

## RATING LIABILITY

According to the Valuation Office Agency (VOA) the premises currently has a Rateable Value of £6,700.

## TENURE/TERM

Offers to occupy the premises will be considered on an individual basis.

## RENT

The rent is £6000 per annum.

## ENERGY PERFORMANCE

We await a copy.

## LEGAL COSTS

Each party will be responsible for their own costs in this transaction.

## MONEY LAUNDERING OBLIGATIONS

In accordance with the Anti-Money Laundering Regulations the 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.

## VIEWING

For general enquiries and viewing arrangements please contact the office on 0191 257 1253 or sales@rajackson.co.uk.

## Our Services

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