



Sanderson  
Weatherall

**TO LET**  
**RETAIL UNIT**



3 Grange Road The Viking Shopping Centre Jarrow NE32 3JY

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## Location

Jarrow is located approximately 8 miles east of Newcastle city centre and is a prominent South Tyneside suburb. The Viking Shopping Centre essentially forms the town centre for Jarrow and is anchored by a Morrisons superstore. The premises are situated on Grange Road within the Shopping Centre adjacent to Scope and Geezers Barbers and close to the main car park entrance. Nearby occupiers include Peacocks, Ladbrokes, Boots, Iceland, Greggs, Brighthouse, Franks Factory Flooring and The Post Office.

## Description

The subject property comprises a ground floor retail unit with ancillary storage provided at first floor. The unit offers excellent glazed frontage directly onto Grange Road providing good levels of natural light internally. We understand that the property benefits from electric and water mains services, however, any interested parties should make their own investigations with regard to this matter.

## Accommodation

We understand that the accommodation provides the following approximate net internal floor areas:-

Description		
GF Retail Sales Area	26.60 sq m	286 sq ft
FF Storage	22.80 sq m	245 sq ft
<b>Total</b>	<b>49.40 sq m</b>	<b>532 sq ft</b>
<b>ITZA</b>	<b>24.79 sq m</b>	<b>267 sq ft</b>





Rent £7,950 per annum exclusive

New effective Full Repairing and Insuring lease for a term of years to be agreed

Ground floor sales area 26.60 sq m  
(286 sq ft)

Subject to Contract

### Lease Terms

The premises are available to let by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed at an initial rent of £7,950 per annum exclusive of VAT.

### Rateable Value

With effect from the 1 April 2023 we understand the property is assessed for rating purposes as follows:-

Rateable Value £4,950

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (South Tyneside Council).

### Service Charge

A service charge is payable to cover the cost of the maintenance of the exterior structure and common parts.

### VAT

All figures quoted in these terms are exclusive of VAT where chargeable.

### Legal Costs

Each party will bear their respective legal costs incurred in connection with the transaction.

### Energy Performance Certificate

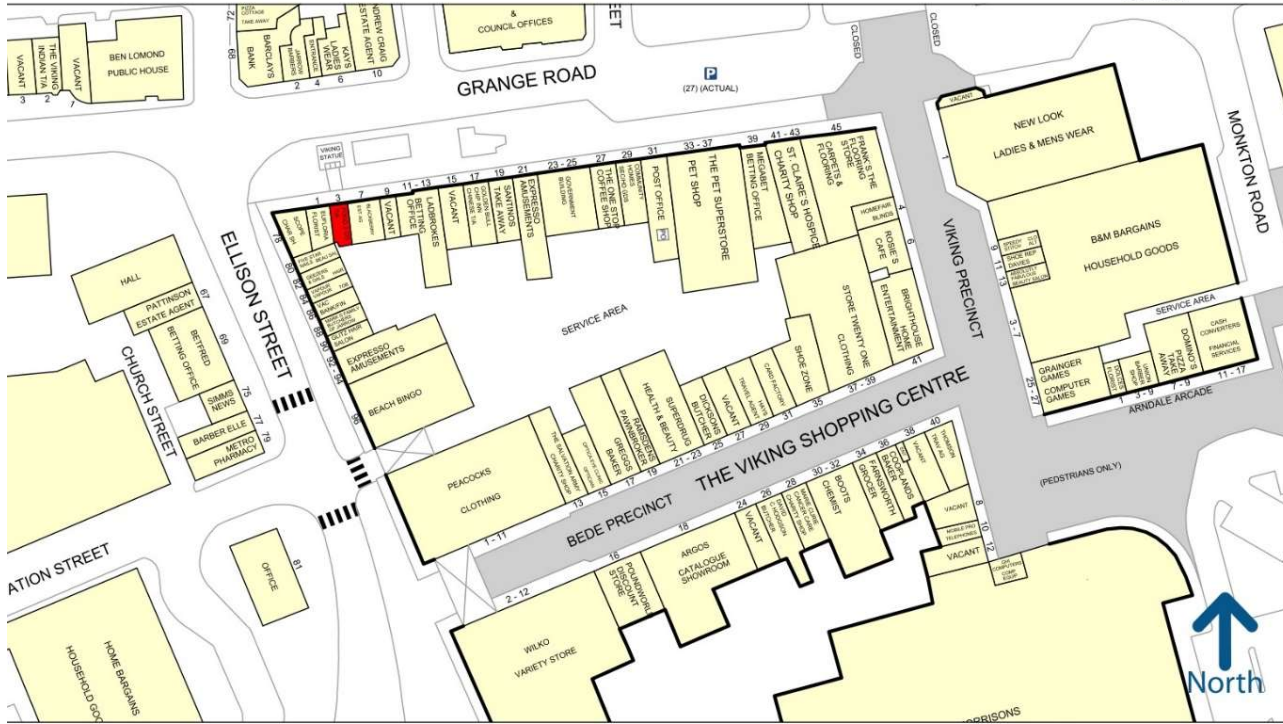
The property has an EPC asset rating of Band C (57). A full copy of the EPC is available upon request.

### Insurance

Landlord will insure the building and recover the premium from Tenant upon demand.



Jarrow



50 metres

Experian Goad Plan Created: 26/11/201  
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