

**SW**

Sanderson  
Weatherall

## PROMINENT RETAIL UNIT TO LET



38 Bede Precinct, The Viking Shopping Centre, Jarrow NE32 3LN

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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 the main retail parade of the shopping centre directly adjacent to Cooplands Bakery and Tui Travel Agents and close to the main car park entrance. Nearby occupiers include Greggs, Boots, Brighthouse, New Look and Wilko.

## Description

The subject property comprises a ground floor lock up retail store with ancillary storage. The unit provides excellent glazed frontage directly onto Bede Precinct 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		
Gross frontage	4.75 m	15'7"
Internal width	4.70 m	15'5"
Shop depth	11.51 m	37'9"
Ground floor sales area	57.13 sq m	615 sq ft



Rent £17,500 per annum exclusive

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

Ground floor sales area 57.13 sq m  
(615 sq ft)

### **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 £17,500 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 £13,250

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**

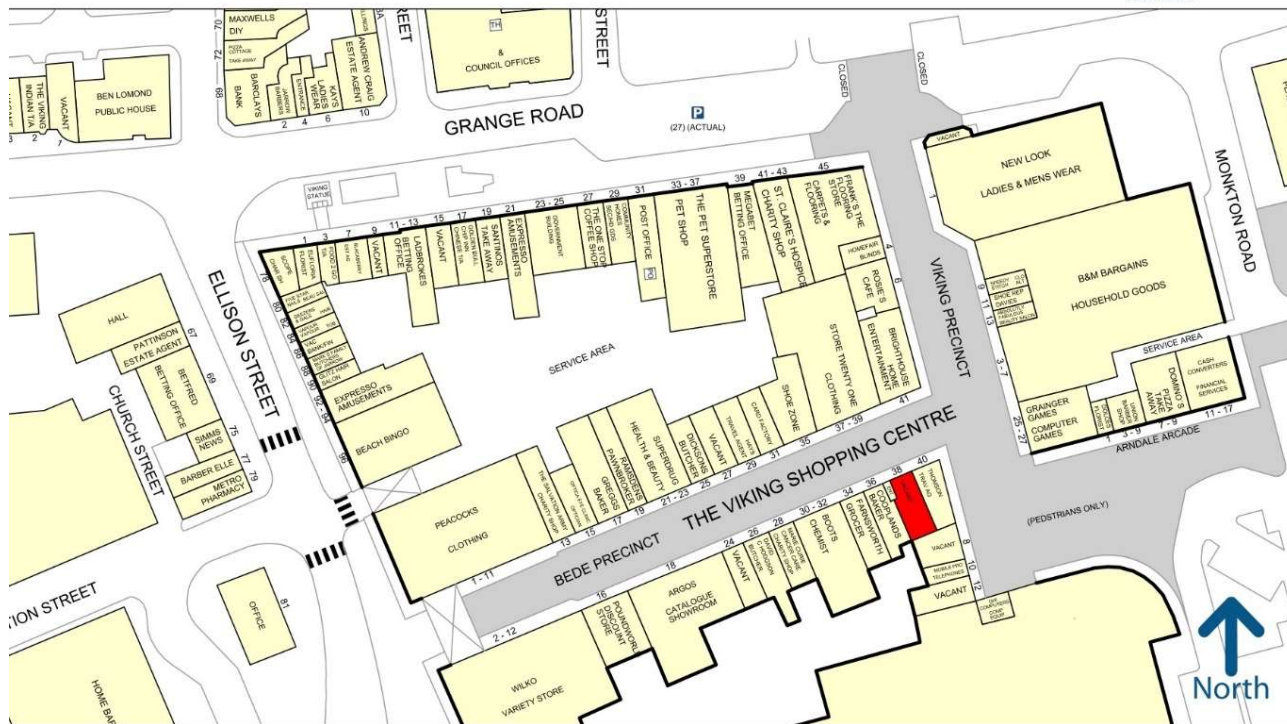
All figures quoted in these terms are exclusive of VAT where chargeable.

### **Legal Costs**

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

### **Energy Performance Certificate**

The building has an Energy Performance Asset Rating of Band D(78). A full copy of the EPC is available upon request.



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