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# Location

Jarrow is located approximately 8 miles east of Newcastle City Centre and is a dominant South Tyneside suburb. The Viking Shopping Centre essentially forms the Town Centre for Jarrow and is anchored by Morrisons Superstore.

The subject premises are situated on the main retail parade of the shopping centre directly adjacent to Thomson Travel Agents and in close proximity to the main entrance and car park. Nearby occupiers include **Peacocks, Greggs, Boots, Brighthouse, Cash Convertors** and **Domino's Pizza**.

#### Service Charge

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further details available upon request.

## Description

The property comprises a ground floor retail unit with ancillary first floor accommodation. The unit offers excellent fully glazed return frontage onto the main shopping parade and also benefits from added security via roller shutter doors. The unit has good visibility and is situated in a prominent position within the shopping centre directly opposite the entrance to Morrisons Supermarket who are the anchor Tenants for the centre.

#### Accommodation

The property provides the following approximate net internal floor areas:-

Description		
Gross Frontage	11.13 m	36' 6"
Internal Width	10.62 m	34' 10"
Shop Depth	22.10 m	72' 6"
Ground Floor Sales	224 Sq M	2,410 Sq Ft
First Floor Ancillary	105 Sq M	1,126 Sq Ft

#### Lease Terms

The premises are available to let by way of a new effective full repairing and insuring lease for a term to be agreed at an initial rent of **£45,000** per annum exclusive, subject to contract.

# **Rateable Value**

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

Rateable Value

£35,750

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

#### Legal Costs

Each party to bear their own legal costs incurred in documenting a lease. The Landlord reserves the right to seek an undertaking for abortive costs should the Tenant withdraw from the transaction once terms are agreed and solicitors instructed.

#### **Energy Performance Certificate**

The property has an Energy Performance Asset Rating of Band C (57). A copy of the EPC is available upon request.

#### VAT

All rents quoted are deemed exclusive of VAT where chargeable.





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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

September 2023 160602

# SW

Strictly by prior appointment with the agents:

Mark Convery

07525 872 141

mark.convery@sw.co.uk

Or alternatively with our joint agent Smith Cole Wright:

Jonathan Chapman

0191 221 1616

jchapman@scwcs.com

Sanderson Weatherall Central Square South Orchard Street Newcastle upon Tyne NE1 3AZ

# Sanderson Weatherall

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