



Sanderson
Weatherall

PROMINENT RETAIL UNIT TO LET



25-27 Viking Precinct, Jarrow, Tyne and Wear NE32 3LF

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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	Sq M	Sq Ft
Gross Frontage	10.97 m	36' 0"
Internal Width	10.92 m	35' 10"
Shop Depth	15.09 m	49' 6"
Ground Floor Sales	154.68	1,665
First Floor Ancillary	143.34	1,543

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 **£39,750** 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 £33,750

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

Legal Costs

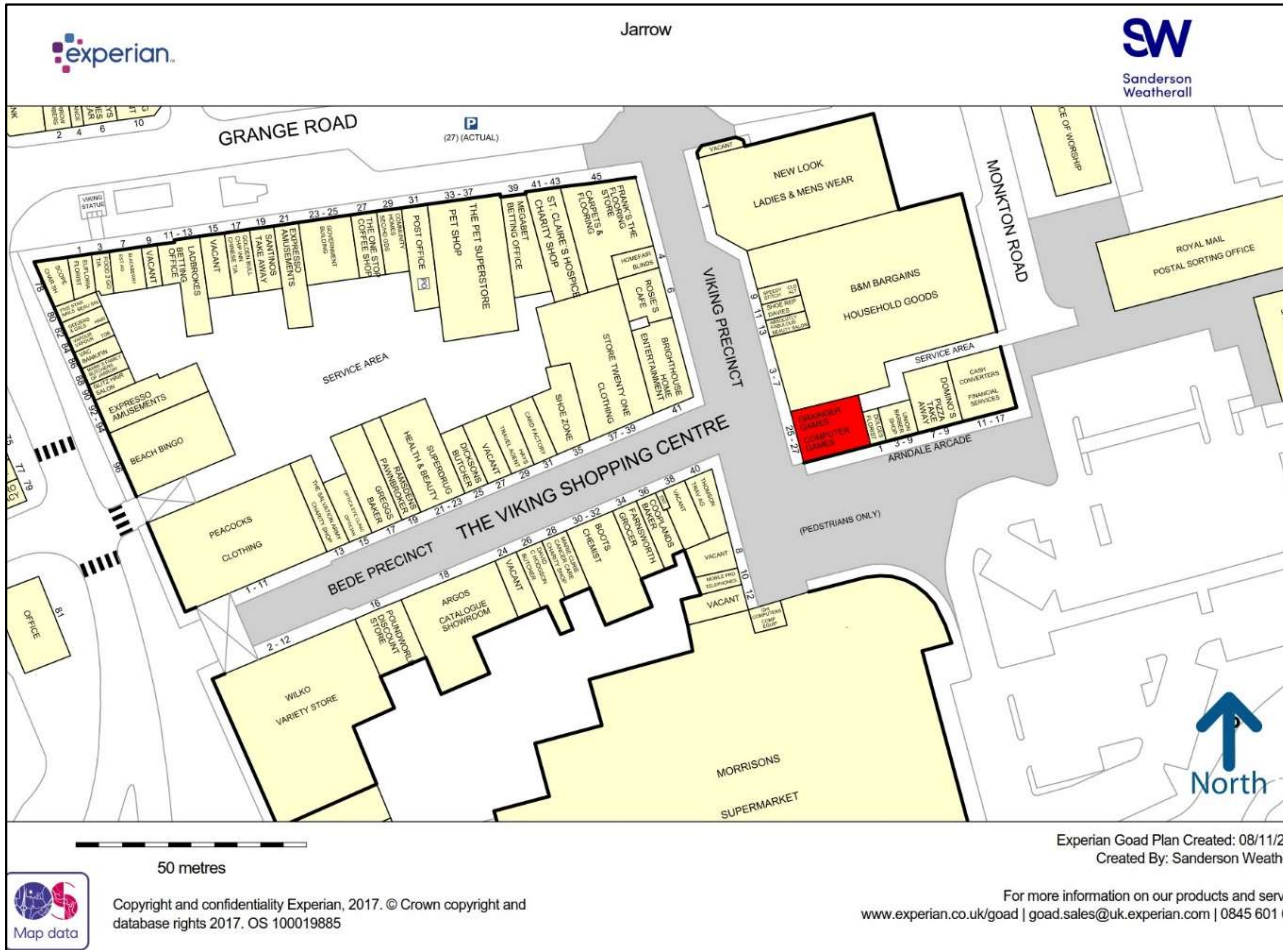
Each party to bear their own legal costs incurred in documenting a lease. The Landlord reserves the right to seek an undertaking for abortive costs should the Tenant withdraw from the transaction once terms are agreed and solicitors instructed.

Energy Performance Certificate

The Energy Performance Asset Rating is Band C (61). A full copy of the EPC is available for inspection if required.

VAT

All rents quoted are exclusive of VAT where chargeable.



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Viewings and Further Information

Strictly by prior appointment with the agents:

Mark Convery

07525 872 141

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Or alternatively with our joint agent Smith
Cole Wright:

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