

TO LET
75 - 334.4 Sq M



NEW RETAIL UNITS, BURTON BUILDING, ORMONDE STREET, JARROW, NE32 3PB

- Three retail units available
- Suitable for various retail uses, such as C-store, hair and beauty and hot food takeaway (subject to planning).
- Limited competition in high density residential area

DGRE

UNITS 1 2 & 3 THE BURTON BUILDING, 47-55 ORMONDE STREET, JARROW, NE32 3PB

This distinctive Art Deco detached property offers a versatile layout suited for various businesses.

The ground floor of the property is being split into three new retail units. The units will each have retail sales areas, ancillary storage, WCs and kitchenettes.

The storefront is secured by electric roller shutters, ensuring both accessibility and peace of mind.

The rear storage area offers vehicular entry accessible via a sturdy metal roller shutter door.

Location

Situated on the southern side of Ormonde Street, this property is located just to the north of Jarrow town centre. Its proximity to key urban hubs such as Sunderland (9 miles northwest) and Newcastle (11 miles east) ensures easy connectivity to regional and national destinations, facilitated by the nearby A1 and A19 motorways.

Surrounded by predominantly high density residential areas, the property benefits from being within reach of amenities and services. Furthermore, the nearby Viking Centre serves as Jarrow's main shopping precinct, providing convenient access to retail and leisure facilities. Although, this location is stand alone with limited competition in the immediate vicinity.

Accommodation

	Sq M	Sq Ft
Unit 1	75	807.3
Unit 2	86.4	930.01
Unit 3	173	16.07
TOTAL	334.4	3,599.48

Tenure

The units are available for a term of years to be agreed at rents starting at £14psf.

VAT

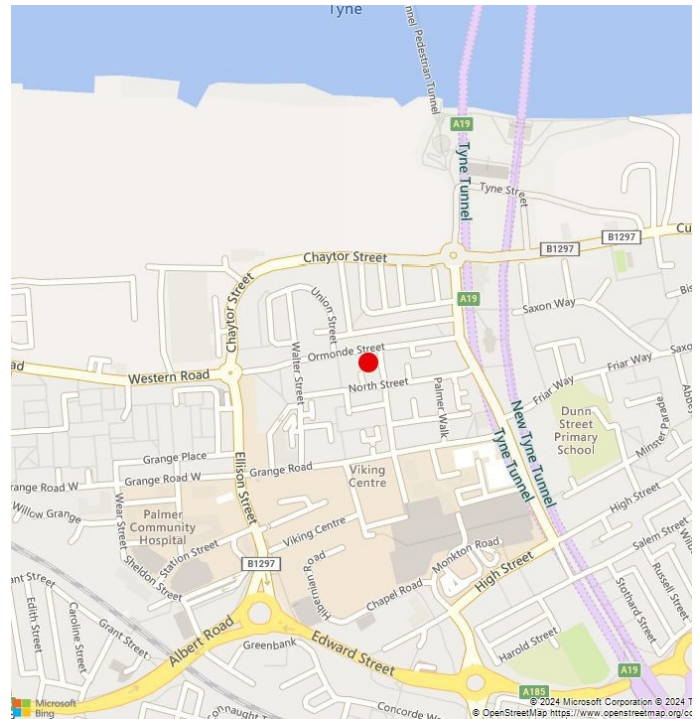
Not known (NB)

Planning Information

We understand that the property has planning consent for retail uses.

Services

We understand all mains gas, electricity water and sewerage are connected.



Additional Information

Rent

£14.00 Per Sq Ft

EPC

The building currently has an Energy Performance Rating of D (79)

New EPCs will be commissioned following the division of the ground floor.

Viewing

By appointment through DGRE only.

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