

# to let



## NO. 15 BOROUGH ROAD NORTH SHIELDS NE29 6RQ



- GROUND FLOOR RETAIL SHOP (TO BE REFURBISHED)
- NIA : 53.17M<sup>2</sup> (572 SQ FT)
- ESTABLISHED LOCATION / SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENT : £10,000 PA EXC

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The subject property is located on Borough Road, North Shields close to the junction with Saville Street West.

This location benefits from a short walk to North Shields Town Centre with local transport links and amenities.

The surrounding area is mainly residential with commercial and leisure operators.

The exact location is shown on the attached plans.

## DESCRIPTION

The property offers a mid-terrace ground floor retail shop, with off street parking.

Constructed of brickwork walls with slate roof over, the property provides, two self-contained retail units on the ground floor with glazed UPVC frontages.

No.15, was a former hot food takeaway and provides sales / reception area with raised stores to the rear and separate WC facilities.

The property does require additional refurbishment which the landlord will undertake.

## ACCOMMODATION

From onsite measurements, the following Net Internal Areas have been provided:

No. 15, Borough Road

53.17 m<sup>2</sup>  
(572 sq ft)

## SERVICES

The premises benefit from all mains services.

(It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.)

## BUSINESS RATES

We understand from the Local Rating Authority that the premises have the following RV assessments:

**RV - £6,300 (April 26)**

(All parties should make their own investigations.)

## TENURE

Leasehold.

## RENT

Our client looking at offers in the region of £10,000 pa exc.

Incentives may be offer subject to lease term and covenant

A 3 month rent bond will be required and held for the duration of the lease.

## ENERGY PERFORMANCE CERTIFICATE

No. 15, Borough Road - C65

(Full details upon request upon request.)

## VAT

VAT will not be chargeable on the rent.

## LEGAL COSTS

The ingoing purchaser will be responsible for the Vendors reasonable legal costs in connection with this transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

April 26





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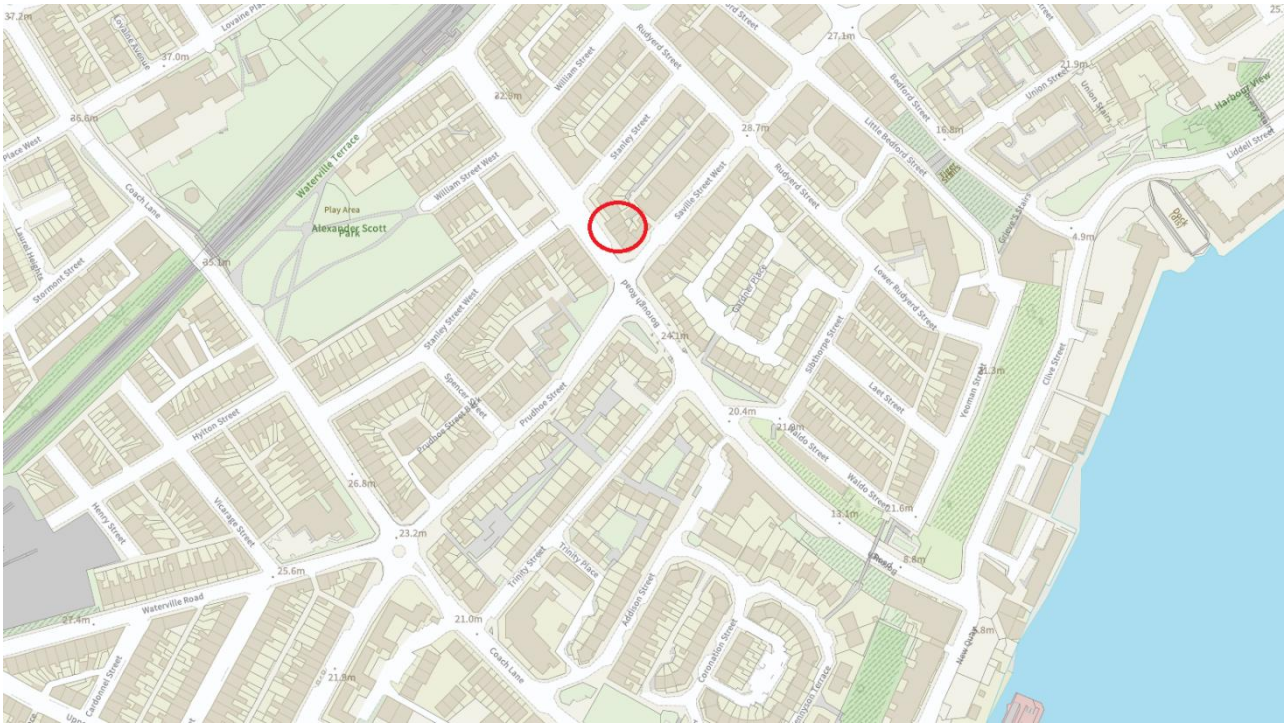
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