

**86 Cleveland Road**

North Shields, NE29 0PF

## Ground Floor Retail Property with First Floor Flat

**3,784 sq ft**

(351.55 sq m)

- Prominently positioned
- Excellent transport links (road, bus and metro)
- Good levels of passing traffic
- Available by way of assignment or sub-lease.



# 86 Cleveland Road, North Shields, NE29 0PF

## Summary

<b>Available Size</b>	3,784 sq ft
<b>Rent</b>	£32,250 per annum
<b>Rates Payable</b>	£16,217.50 per annum Interested parties are to satisfy themselves as to their own rates payable for their intended use prior to entering into a contract.
<b>Rateable Value</b>	£32,500
<b>VAT</b>	All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.
<b>Legal Fees</b>	Each party to bear their own costs. Each party to be responsible for their own legal and professional costs incurred in any transaction.
<b>EPC Rating</b>	D (76)

## Description

Former Co-op Food store plus first floor flat, prominently positioned on a corner location with a wide shop front. All shop windows have the benefit electric roller shutters and there is a security alarm system. Internally, the ground floor shop provides largely open plan retail space with ancillary storage, office and WCs to the rear. The first floor comprises a spacious 3 bedroom flat incorporating bathroom, lounge, kitchen and 3 double bedrooms (one of which includes a walk-in wardrobe).

## Location

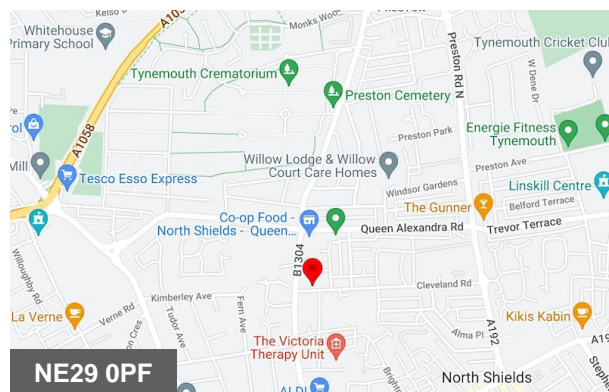
North Shields is a coastal town on the north side of the River Tyne situated between Tynemouth and Wallsend approx 8 miles east of Newcastle. The property is positioned on the junction of Cleveland Road and Hawkeys Lane, which is within reasonably easy walking distance of North Shields Metro Station. Road links are good with the A19 less than 2 miles west and the Coast Road linking directly into Newcastle City Centre approximately 0.5 miles north. The property benefits from good levels of passing traffic with good public transport links (bus and metro).

## Accommodation

Name	sq ft	sq m	Availability
Ground	2,906	269.98	Available
1st	878	81.57	Available
<b>Total</b>	<b>3,784</b>	<b>351.55</b>	

## Lease Terms

The whole property is available To Let by way of an assignment of the existing lease or sub-lease. The property is currently let in its entirety to Co-operative Food Group Limited with lease expiring 5th April 2024. The passing rent is £32,250 per annum, exclusive. A copy of the lease is available on written request. Alternatively a new lease direct with the landlord may be available.



## Viewing & Further Information



**Pete Bradbury**

0113 245 1447

petebradbury@cartertowler.co.uk



**Tom Fuller**

0113 245 1447

tomfuller@cartertowler.co.uk