



**TO LET**  
**UNIT 53**  
**SOUTH PARADE**  
**NEWCASTLE**  
**QUAYS**

### Location

**North Shields** is situated a short distance away from the vibrant city of Newcastle Upon Tyne, which boasts a thriving economic landscape that is ripe for investment and growth. The strategically positioned coastal town of North Shields has experienced remarkable expansion in industry and commerce in recent years.

**Newcastle Quays Retail Park** is located just North of the Tyne Tunnel comprising of 50 retail units with 131,766 sq. ft of retail accommodation and 750 car parking spaces. It is easily accessible from both sides of the river and is within a 10 minute walk from both Percy Main & Howden Metro Stations.

The retail park is home to national operators including **Next, Costa Coffee, Poundland, Dreams, Mountain Warehouse, Cardzone and Subway.**

### Accommodation

The unit comprises the following approximate net internal floor areas:

Ground Floor 1,061 sq ft (98.57 sq m)

### Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

### Rental

On application. Rent exclusive of service charge, insurance, utilities, business rates and VAT.

### Business Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value £9,800

Rates Payable (2024/2025) Approx. £4,890

### Service Charge & Buildings Insurance

Service Charge payable for the year 2024 is approximately £4,254 per annum.

Insurance per annum plus VAT - TBC

### Energy Performance Certificate

A copy of the EPC Certificate is available upon request.

### Costs

All figures quoted are exclusive of VAT where applicable.

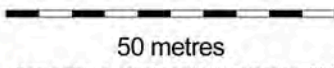
### Viewing & Further information:

Strictly by prior appointment through Sole Agents **Jamieson Mills:**

**Contact: Richard Mills**  
**Direct Dial: 020 3746 6883**  
**Email: [rjm@jamiesonmills.com](mailto:rjm@jamiesonmills.com)**

**Subject to Contract & Without Prejudice.**





Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 24/04/2024  
Created By: Jamieson Mills Ltd

