



TO LET
UNIT 30
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 4,667 sq ft (433.58 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 £44,000

Rates Payable (2024/2025) Approx. £21,956

Service Charge & Buildings Insurance

Service Charge payable for the year 2024 is approximately £18,714 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

Subject to Contract & Without Prejudice.





50 metres

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



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