

Chartered Surveyors, Estate Agents, Valuers

R.A. **Jackson
& Son**
Est. 1830



Unit 2 Shaftesbury Avenue, Jarrow | £40,000 Per annum

MODERN RETAIL SHOWROOM

WAREHOUSING STORAGE

NEAR TESCO, MCDONALDS & BURGER KING

WELL KNOWN COMMERCIAL AREA

GOOD TRANSPORT LINKS

FLOOR AREA 536.5sqm (5774sqft) MEZZANINE 99sqm (1065sqft)

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R.A Jackson & Son, 18 Northumberland Square, North Shields, NE30 1PX



RICS

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LOCATION

Simonside Industrial Estate forms part of a larger commercial centre that also includes the Bede Industrial Estate in Jarrow, Tyne & Wear approximately 2.5 miles west of South Shields town centre, 8 miles east of Newcastle city centre and 7.5 miles north of Sunderland city centre. The main road link into this location is the A194 from the A19 and wider road network. Over recent years, this production location has developed with changes in market trends and now contains a number of retail outlets and modern production businesses significantly increasing the number of visitors.



DESCRIPTION

The premises comprise a modern steel frame structure with a glass frontage into the retail showroom space. Elsewhere, there are insulated steel profile cladding to elevations extending over a pitched roof. The unit further benefits from a roller shutter vehicular access located away from the main frontage and customer entrance. Eaves height measures from 6.9m allowing for a permanent first floor showroom area, and mezzanine stores to the warehouse area. Internal finishes include retail standard finishes and glass partitioning within the ground and first floor. There are separate public and staff w/c's and a small warehouse office.



ACCOMODATION

Ground Floor Showroom: 197sqm
First Floor Showroom: 151.5sqm
Ground Floor Warehouse: 188sqm
Gross Internal Area: 536.5sqm (5774sqft)
Warehouse Mezzanine: 99sqm (1065sqft)



EPC

The property in its entirety has an EPC rating of B-41 full details of which are available on request. Should the property require a new EPC as a result of subdivision, the landlord will implements this before completion of the transaction.

RATEABLE VALUE

As existing, the property is assessed along with the adjoining property. We await conformation of the reassessed amount.

VAT

All rents will be deemed exclusive of VAT unless otherwise stated.

LEGAL COSTS

Each party will be responsible for their own legal and surveyor costs included in this transaction.



TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years and associated conditions to be agreed. We await further information in relation to any additional charges and conditions applicable. We recommend that any proposed terms are checked by a legal advisor prior to occupation.

AGENTS NOTE

Bed Giants are currently trading from the premises who will be relocating into the adjoining unit once a new lease has been agreed.

FURTHER INFORMATION AND VIEWING

To arrange a viewing or request further information please contact James Barlow on 0191 257 1253 or email james.barlow@rajackson.co.uk



Viewing

Strictly by appointment through R.A Jackson & Son
T: 0191 2571253 E: sales@rajackson.co.uk
www.rajackson.co.uk

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