

M

# COLLINGWOOD

LAST REMAINING UNIT



 **Domino's**

**SUBWAY**

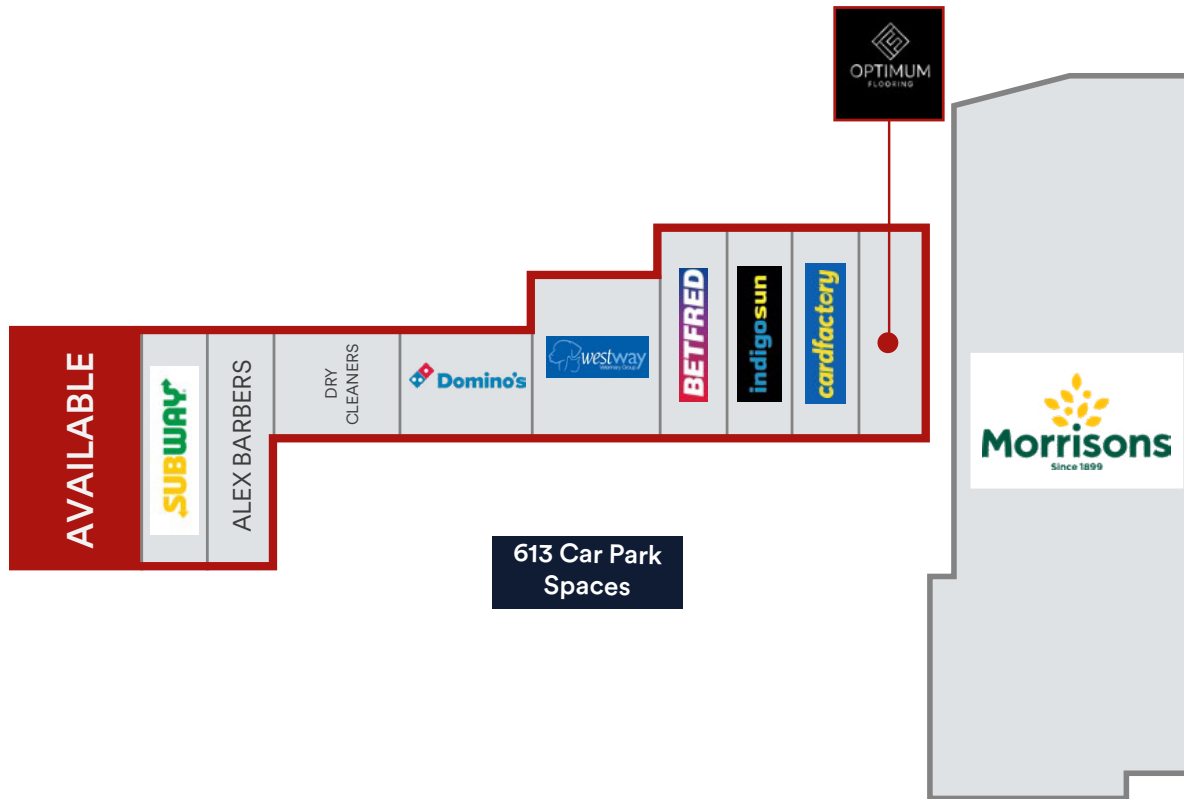
*cardfactory*

**BETFRED**

  
**Morrisons**  
Since 1899

Preston North Road, Tynemouth, North Shields NE29 9QR





## ACCOMMODATION

Unit 13/14 has the following approximate area :

**Ground floor : 2,744 sq ft (255 sq m)**

The unit could be split to create two units, each having an area of approximately 1,356 sq ft (126 sq m).

## RENT

**Unit 13/14:** £45,000 per annum exclusive.

**Unit 13:** £25,000 per annum exclusive.

**Unit 14:** £25,000 per annum exclusive.

## BUSINESS RATES

The property has a Rateable Value of £41,000. Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority. If the unit is split, the property will be reassessed for business rates.

## LOCATION

Tynemouth is a historic coastal town in Tyne & Wear approximately 8 miles north east of Newcastle Upon Tyne and 9 miles north of Sunderland. The town has a population of over 17,000 people and is part of the wider North Shields conurbation with a population of 67,500 people making it the largest settlement in North Tyneside. The town benefits from excellent transport links via the A1058 Coast Road, the A19 and the A1 and is also served by the Tyne and Wear Metro enabling quick and easy access to Newcastle city centre, Gateshead and Sunderland.

## DESCRIPTION

M Park Collingwood is a modern, single storey retail parade providing approximately 13,950 sq ft of space in 14 units. The parade forms part of a local convenience retail scheme which is anchored by an 85,000 sq ft Morrisons food store and petrol filling station with other tenants including the likes of Card Factory, Indigo Sun, Dominos, Bet Fred, Westway Vets and Subway. There are also over 600 free parking spaces.

## SERVICE CHARGE & INSURANCE

A service charge is payable – details available on request. The landlord insures the premises and recovers the premium from the tenant.

## PLANNING

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

## SERVICES

The unit has electricity and water connected.

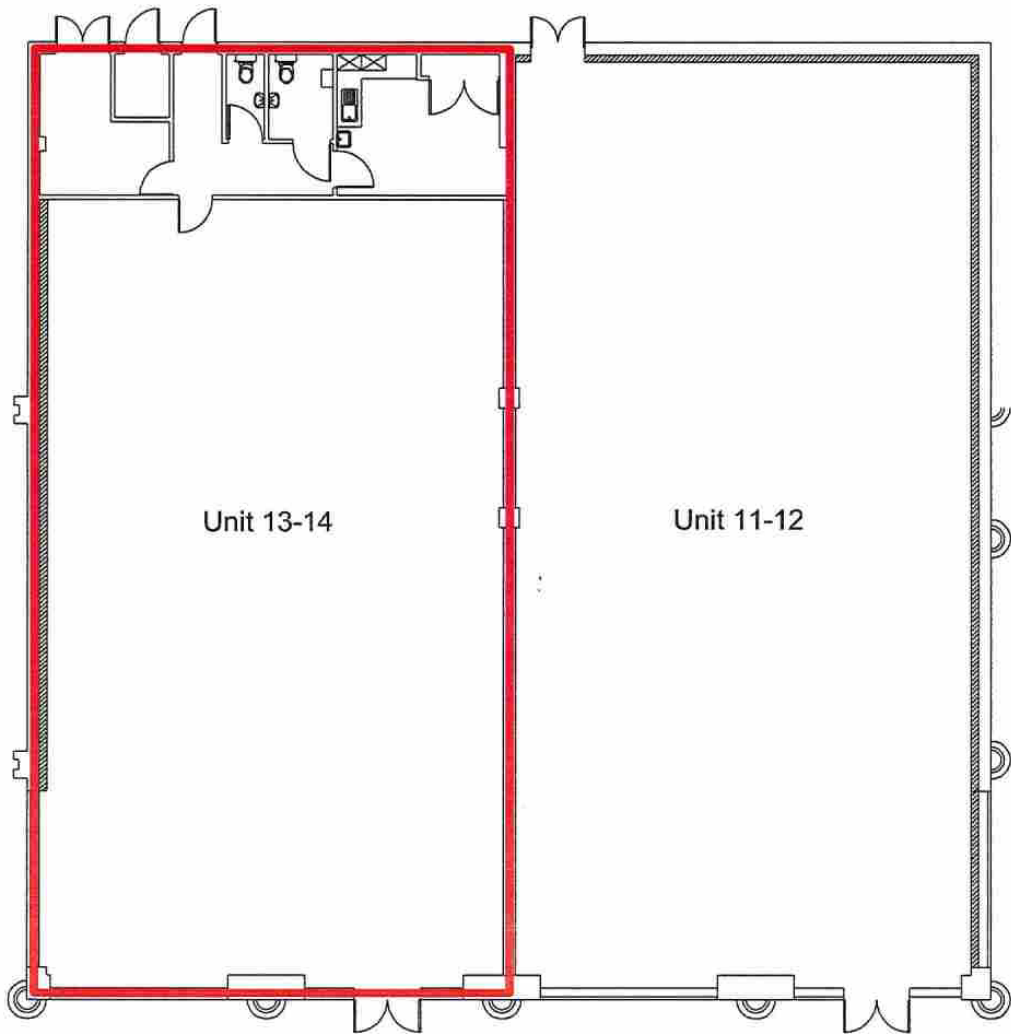
## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

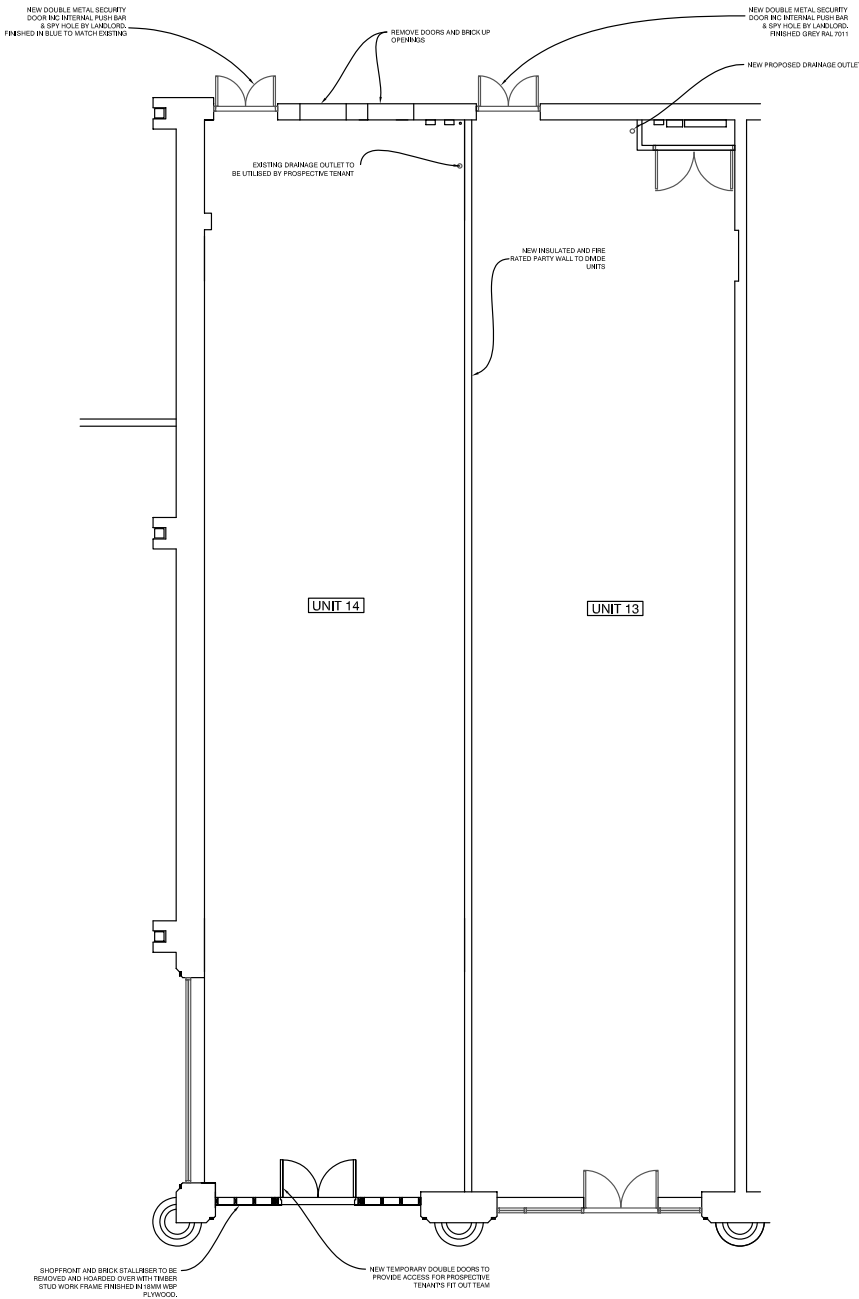
## ENERGY PERFORMANCE

The property has an Energy rating in Band B (39). A copy of the Energy Performance Certificate is available on request.

# CURRENT FLOOR PLAN



# POTENTIAL SPLIT





# M COLLINGWOOD



  
Sat Nav  
**NE29 9QR**



**613**  
Parking spaces

  
**17,000**  
people in primary  
catchment area



**13,947 sq.ft**  
(8,908 sq.m)





**M****COLLINGWOOD**

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**SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholdingprofessional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

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