

# M

# VIKING CENTRE

Jarrow

Range of units available from

**c. 500 to  
10,000 sq.ft**

(46.5 - 929 sq.m)



Local Occupiers Include

cardfactory



NEW LOOK

Ladbrokes



Superdrug<sup>☆</sup>

Iceland

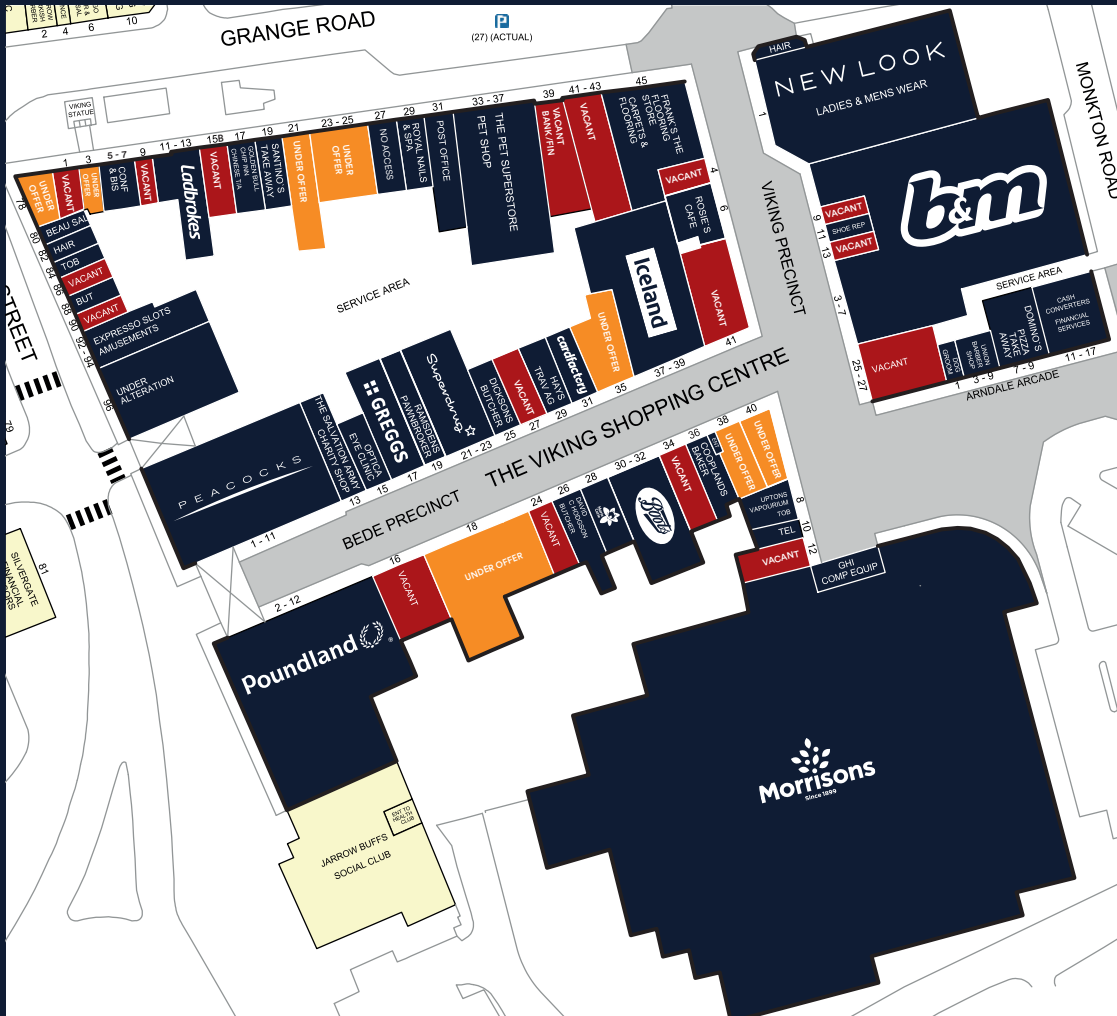


Hays Travel

b&m

25-27 Viking Precinct, Jarrow, Tyne and Wear NE32 3LF

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## DESCRIPTION

The property comprises a ground floor retail unit with ancillary first floor accommodation. The unit offers excellent fully glazed return frontage onto the main shopping parade and also benefits from added security via roller shutter doors. The unit has good visibility and is situated in a prominent position within the shopping centre directly opposite the entrance to Morrisons Supermarket who are the anchor Tenants for the centre.

## LOCATION

Jarrow is located approximately 8 miles east of Newcastle City Centre and is a dominant South Tyneside suburb. The Viking Shopping Centre essentially forms the Town Centre for Jarrow and is anchored by Morrisons Superstore. The subject premises are situated on the main retail parade of the shopping centre directly adjacent to the main entrance and car park.

## SERVICE CHARGE & INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

## SERVICES

The units have electricity and water connected.

## PLANNING


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

## LEGAL COSTS


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

## ENERGY PERFORMANCE


Further information available on request.




Sat Nav  
**NE32 3LF**



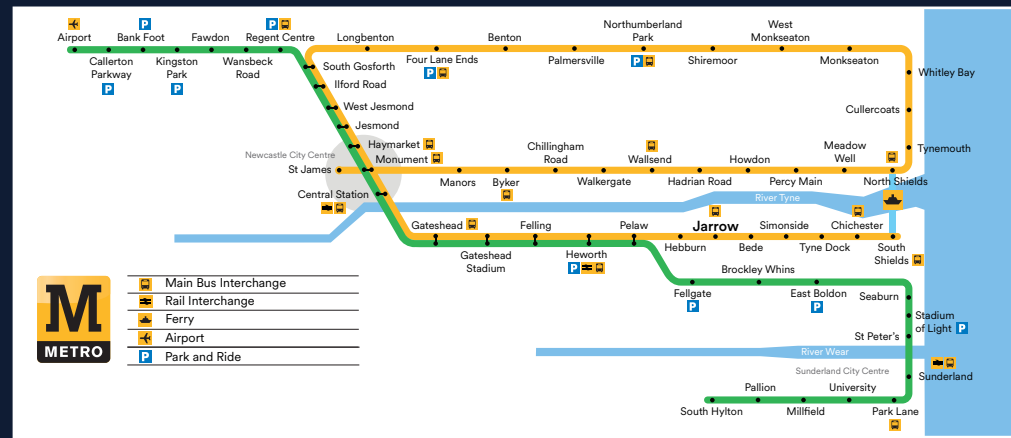
**c.8.65 million**  
visitors per annum  
to Jarrow



**268,000**  
people in primary  
catchment area



**95,881 sq.ft**  
(8,908 sq.m)



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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).

**VIEWING** Strictly via prior appointment with the appointed agents:

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