

HIGH STREET PROPERTY / CLASS A2

247-249 Prince Edward Road, South Shields NE34 7LZ



Price: £175,000

Ground Floor Area

859 Sq ft / 80 Sq M

LET

Viewing Strictly through the sole selling agent.

Barker Proudlove

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Location:

South Shields is located in the North East of England approximately 4 miles from Newcastle upon Tyne.

The subject property is located approximately 2.5 miles from the town centre in an established neighbourhood retail parade. The unit has a prominent position fronting Prince Edward Road.

Occupiers within the parade include Boots, Card Factory, Greggs and Iceland.

Proposal:

We are quoting a price of £175,000 for the freehold sale of this property.

Demise:	Sq Ft	Sq M
Ground Floor	859	79.80
First Floor	459	42.64

Business Rates:

The premises currently has a rateable value of £15,750.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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