

# FOR SALE OR TO LET

## 12A SAVILLE STREET WEST, NORTH SHIELDS

### LOCATION

The property is situated on Saville Street West, the main arterial route through the southern part of North Shields town centre close to the junction with Bedford Street, the prime retail shopping pitch. Nearby retailers include **Home Bargains**, **Ladbrokes**, **Motorworld** and **Netto** as indicated on the attached Goad Extract.

### ACCOMMODATION

The accommodation is arranged on ground, first and second floors and offers the following approximate floor areas and dimensions:-

Gross frontage	53 ft	16.1m
Internal width	51 ft 4 ins	15.64m
Shop depth	119 ft 8 ins	36.4m
Ground floor sales	5,619 sq ft	522 sq m
First floor storage/staff	4,758 sq ft	442 sq m
Second floor storage	441 sq ft	41 sq m

### LEASE TERMS

The premises are available by way of a new FRI lease for a term to be agreed at an initial rent of **£29,500** per annum exclusive.

### FREEHOLD SALE

Offers are sought for the benefit of our client's freehold interest with vacant possession.

### RATES

We are verbally advised by the Local Rating Authority that the premises are assessed as follows:-

Rateable Value	£28,500
Rates Payable April 10/11	£12,284

Interested parties are advised to make their own enquiries of the Local Rating Authority for verification of the above.

### VAT

All figures quoted in these terms are exclusive of VAT where chargeable



### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

### VIEWING

Strictly by prior appointment through:-

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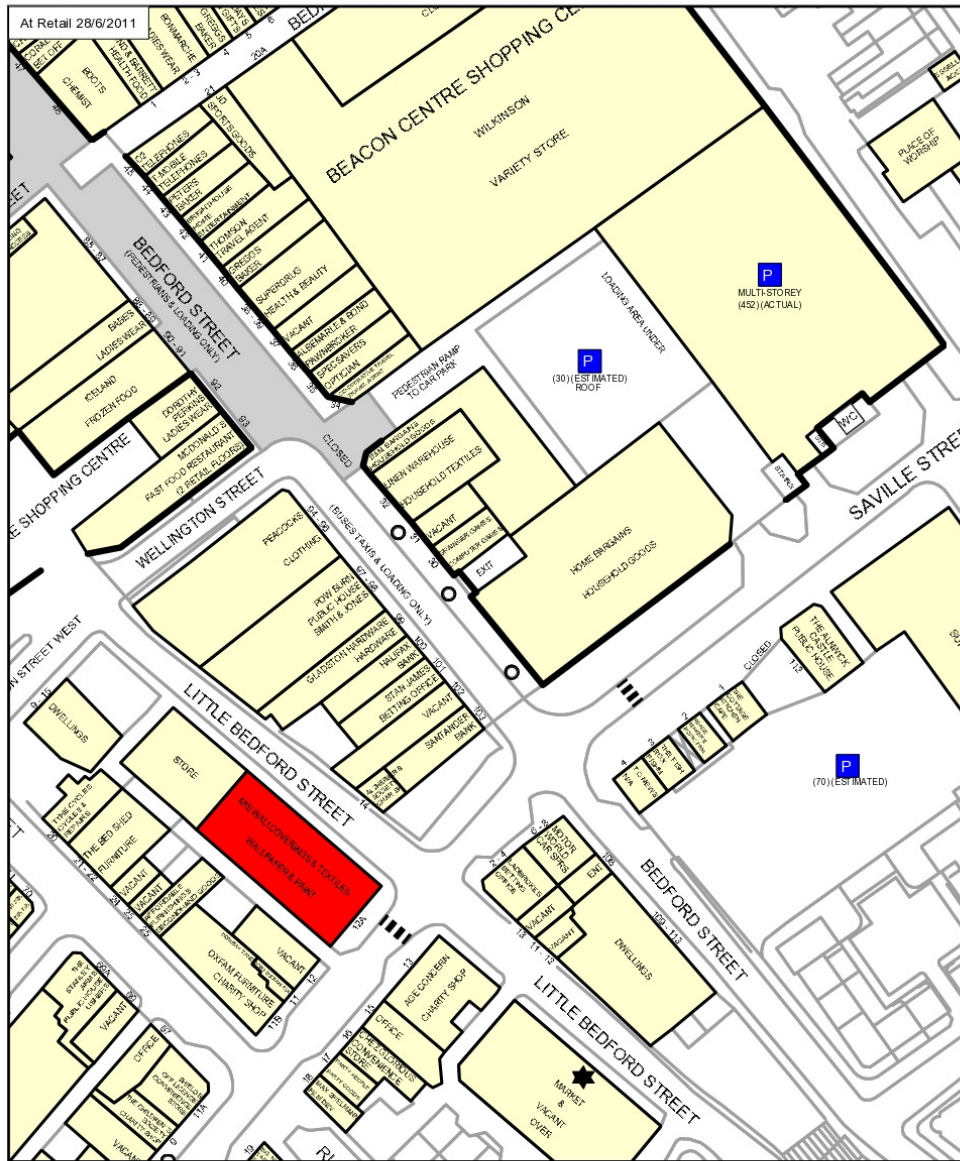
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DECEMBER 2011





North Shields



50 metres

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