



48 – 48a Nile Street, North Shields, NE29 0BB

- Ground Floor Retail Unit
- Excellent Passing Trade
- Flexible Lease Terms
- Formerly a Pet Store
- Floor Area 835 sq. ft. (77 sq. m.)
- Small Business Rate Relief
- Suitable for a Variety of Uses
- On Street Parking

Rent: £7,500 per annum

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Location

The property is located on Nile Street in North Shields which is located very close to North Shields Metro Station and main bus terminal. North Shields is a busy main shopping town within North Tyneside and approximately 9 miles east of Newcastle upon Tyne city centre. Nile Street hosts a wide variety of independent retailers and this represents an ideal opportunity for a variety of businesses.

The Premises

The unit is located on the ground floor of a two storey mid terrace property with pitched slate roof.

The net internal area is 835.5 sq. ft. (77.6 sq. m.) consisting open plan retail area, stores and w/c facilities. It was formerly occupied by a pet supply store but would suit a variety of uses subject to the correct use class.

Rent

£7,500 per annum.

Viewing

Strictly by appointment through this office.

Tenure

Leasehold – A new lease is available with terms and conditions to be agreed.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £6,700

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

EPC Rating

TBC

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref H990 (Version 1)

Prepared 22nd April 2024

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