



1 Lyndhurst Street, South Shields NE33 2TA

- Ground Floor Retail Unit
- Former Beauty Salon
- On Street Parking
- Floor Area 29.8 sq. m. (320 sq. ft.)
- Suitable for a Variety of Uses
- Flexible Lease Terms Available

Rent: £5,980 per annum

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Location

South Shields is a town situated in the North East of England at the mouth of the River Tyne. There are a range of amenities in South Shields including shops, schools and recreational facilities. There are Metro rail services from South Shields to Gateshead and Newcastle. The unit is situated in a residential area in the centre of South Shields.

Description

A ground floor retail unit being 29.8 sq. m. (320.9 sq. ft.). consisting open plan retail area/lobby, 2 treatment rooms and W.C.

The unit was previously occupied by a beauty salon but would suit a variety of uses subject to the correct use class.

Tenure

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

Rent

£5,960 per annum

Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £1,275

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

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Important Notice

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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.

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