

TO LET by way of sublease

Well - fitted former bakery

36 Bede Precinct Jarrow NE32 3LN



LOCATION

The property is situated at the eastern section of Bede Precinct - close to an extensive free car park and the entry to B&M and Morrisons. Other well-known retailers nearby include Iceland, New Look, Card Factory Boots Chemists and Hays Travel.

ACCOMMODATION

The premises were previously operated by Cooplands Bakers and have been left essentially fully fitted. The shop is arranged to provide a customer area, sales display area which leads through to the back of house and preparation area. There is a rear door which links into the shopping centre yard for easy loading and deliveries. At the rear there is a staircase which leads up to first floor offices and a staff area and WC facility.

Floor areas are as follows:

Ground floor	64.4 sqm (693 sqft)
First floor 3 rooms totalling	41.4 sqm (446 sqft)
First floor staff/kitchen	9.2 sqm (99 sqft)
Total Area	115 sqm (1,238 sqft)

BUSINESS RATES

The premises are currently entered into the Valuation List with an RV of £16,000 from 1st April 2023. The current Uniform Business Rate is 0.499p in the £ making rates payable £7,984. Interested parties should verify this rating information with the local rating authority directly and check if there is any assistance available.

ENERGY PERFORMANCE

The premises currently have a rating of **E 115**.

TERMS OF OFFER

The premises are available either by way of a sublease to expire 2 days prior to the current lease 28th September 2024 or the landlords might consider granting a new lease or continuation lease upon terms to be agreed. Such an arrangement will be subject to a satisfactory lease surrender being negotiated. **The passing rental is £20,000 per annum however the current leaseholder may grant incentives to a suitable applicant to reduce initial costs.**

PLANNING

The premises are available for continuing use as a bakery but do have the benefit of a Class E consent making the property suitable for a wide variety of retail uses subject to landlord's consent.

LEGAL COSTS

Each party is to bear their own legal costs however the landlord reserves the right to request an undertaking for costs to be classed as a heads of terms deposit, prior to lease issue to be used should the prospective leaseholder withdraw from the transaction once solicitors have been instructed.

VAT

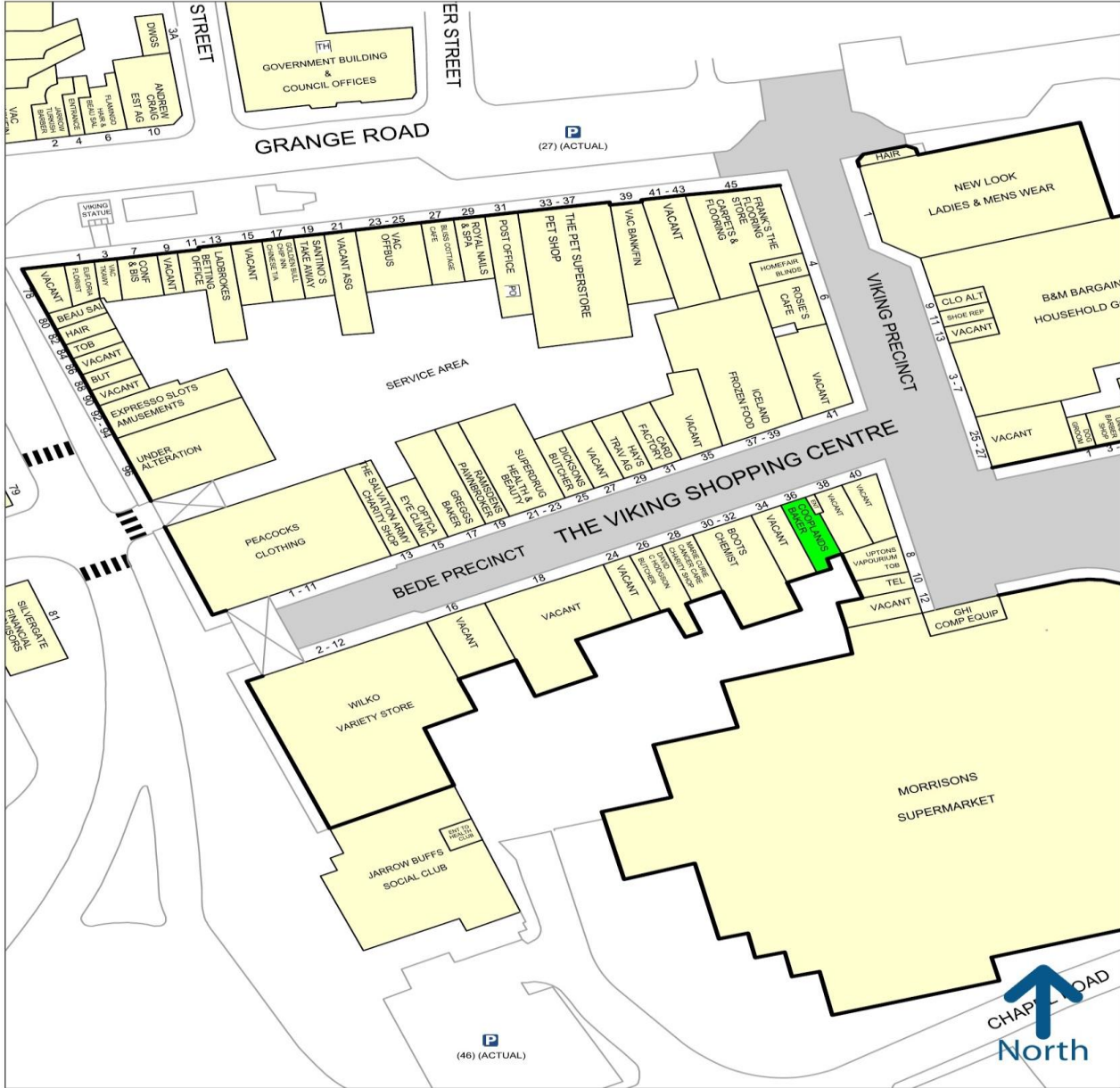
All figures within these terms are exclusive of VAT where chargeable.

SEPTEMBER 2023

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Jarrow



50 metres

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 Created By: Reid Birkett Ltd



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