

# Property Details

Tel: 0191 232 7030

**OFFICE TO LET**

**LAST  
REMAINING UNITS**

**37m<sup>2</sup> (400 ft<sup>2</sup>)**

**42/47 FISH QUAY, NORTH SHIELDS, NE30 1JA**



## SITUATION/LOCATION

The property is located on North Shields Fish Quay in the middle of the regeneration area with superb views of the mouth of the Tyne and west towards the Fish Quay and Dolphin Quays.

North Tyneside Council have considerable plans for regenerating North Shields Fish Quay which will be of great benefit to 42/47 Fish Quay. This will include the restoration of a Napoleonic Fort immediately to the rear of the building and demolishing several disused properties to the rear considerably improving views of the mouth of the Tyne.

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[www.naylors.co.uk](http://www.naylors.co.uk)

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## **42/47 Fish Quay, North Shields, NE30 1JA**

### **ACCOMMODATION**

The available accommodation is located on the ground floor of the property and is made up of two equally sized rooms. Heating is via gas fired radiators and WC facilities are positioned in the ground floor common area. The units benefit from tasteful security grilles.

Ground floor accommodation maybe suitable for retail use, subject to planning.

### **RENT**

Units 11 & 12    37m<sup>2</sup> (400 ft<sup>2</sup>)    £4,000

### **SERVICES**

We understand that all mains services are connected to the property. The incoming tenant will pay a proportion of the overall cost of heating, lighting and electricity based on a pro rata floor area basis.

### **LEASE TERMS**

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge for a term to be agreed and subject to periodic rent reviews.

### **RATES**

Rateable Value (2005 List):            £2,106  
Rates Payable (2008/2009):            £964

Interested parties are to make their own enquiries regarding non domestic rates. To be reassessed upon occupation if necessary.

### **VAT**

All figures quoted are exclusive of VAT where chargeable.

### **COSTS**

Ingoing tenant will be responsible for the landlord's reasonable legal costs involved in drafting and executing the lease.

### **FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact our office on 0191 232 7030 or ask to speak to Louis Donaldson or Fergus Laird, the surveyors dealing with this property.

### **NAYLORS INSTRUCTIONS**

You may search our company web site [www.naylors.co.uk](http://www.naylors.co.uk) for details of all our current instructions.

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