

PROMINENT SHOP TO LET

TERMS
The unit is available to let on a new effectively full repairing and insuring lease for a term to be agreed.

RENT/PRICE
£35,000 pa exclusive

FLOOR AREAS SQ FT / SQ M
Internal width : 39' 3" / 12.12
Shop depth : 54" 1" /16.48
Ground Floor : 2,069/192.22
First Floor : 1,872 /173.91

EPC
Available on request

SERVICE CHARGE
The charge for the period 1 October 2021 to 30 September 2022 is £11,036.

RATEABLE VALUE
£49,750

Interested parties must make their own enquiries to the Local Authority to verify the Rateable Value & rates payable.

SUBJECT TO CONTRACT & VACANT POSSESSION





10-11 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

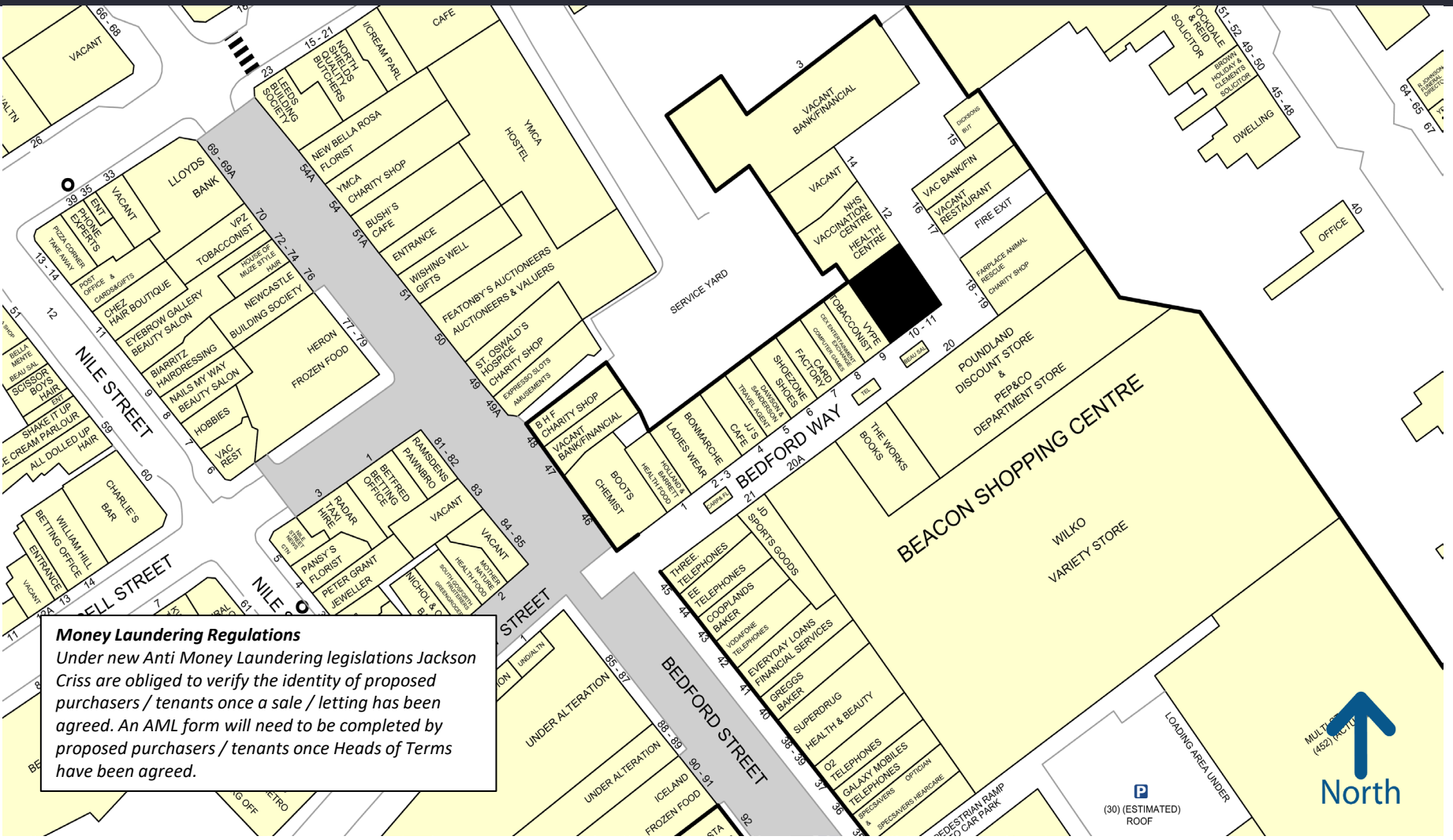
- The Beacon Shopping Centre is the focal point for retailing in North Shields
- Over 186,000 sq ft of retail accommodation in more than 40 units
- Tenants include Wilko, Home Bargains, Boots, Bon Marche, Greggs, Poundland Card Factory, CEX, EE, Holland & Barrett and Superdrug.

JACKSON CRISS

www.jacksoncriss.co.uk
West End House
11 Hills Place
London W1F 7SE
+44(0)20 7637 7100

10-11 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

PROMINENT SHOP TO LET



Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

Superdrug

Boots

GREGGS

wilko

JACKSON CRISS

VIEWING

Richard Webster
0113 819 8998
richardw@jacksoncriss.co.uk

or alternatively our joint agents

@retail
0191 280 4120

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



12 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

- The Beacon Shopping Centre is the focal point for retailing in North Shields
- Over 186,000 sq ft of retail accommodation in more than 40 units
- Tenants include Wilko, Home Bargains, Boots, Bon Marche, Poundland Card Factory, CEX, EE, Holland & Barrett, Superdrug, O2 and Greggs
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

PROMINENT SHOP TO LET

TERMS
The unit is available to let on a new effectively full repairing and insuring lease for a term to be agreed.

RENT/PRICE
£32,500 pa exclusive

FLOOR AREAS SQ FT / SQ M
Ground Floor : 1,973 /183.30
First Floor : 1,541/143.16

EPC
The property has an EPC of 85 (Band D)

SERVICE CHARGE
The charge for the period 1 October 2021 to 30 September 2022 is £7,820.

RATEABLE VALUE
£35,250

Interested parties must make their own enquiries to the Local Authority to verify the Rateable Value & rates payable.

SUBJECT TO CONTRACT & VACANT POSSESSION

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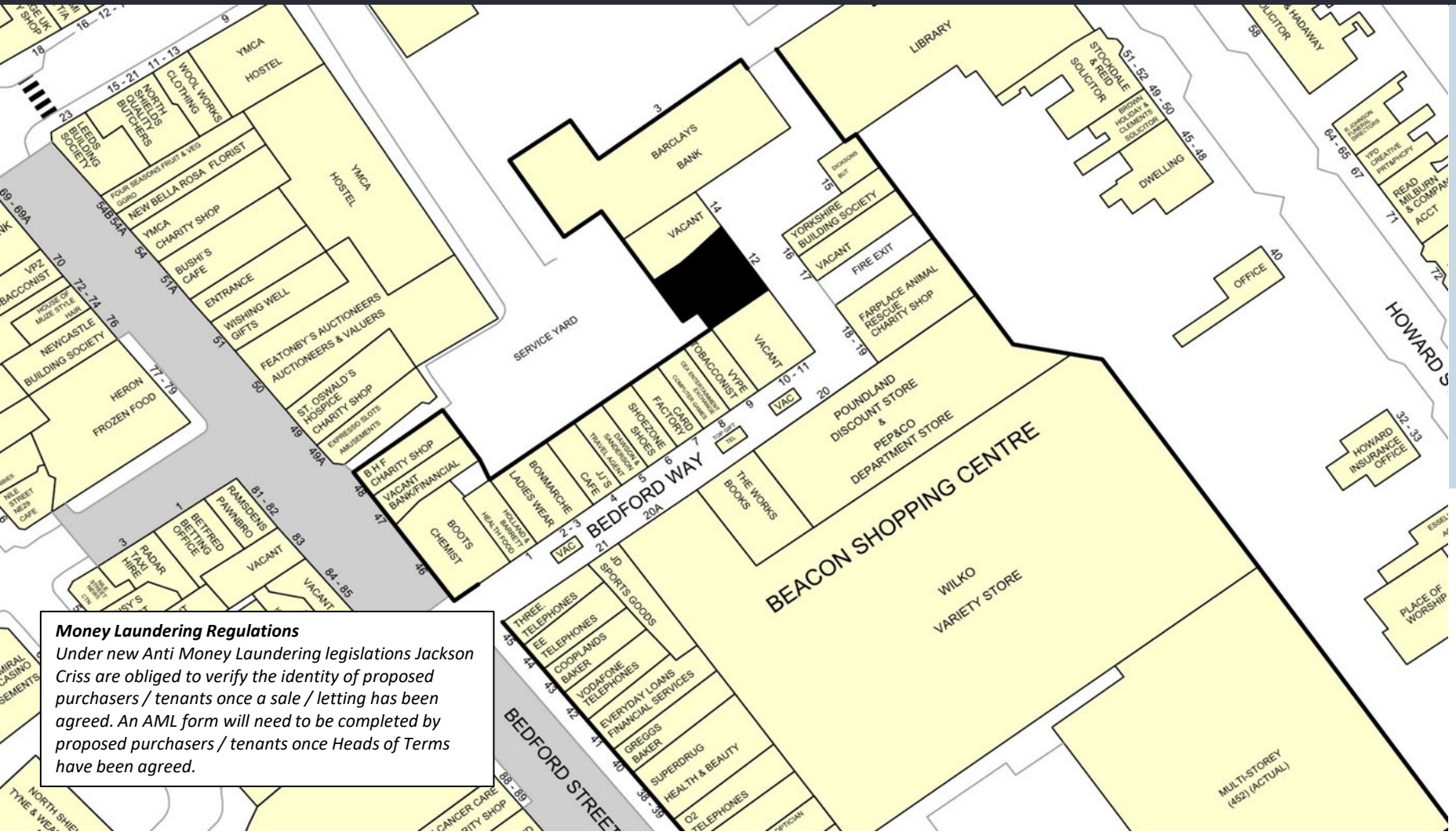


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12 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

PROMINENT SHOP TO LET



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Superdrug

Boots

GREGGS

wilko

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PROMINENT SHOP TO LET

TERMS
The unit is available to let on a new effectively full repairing and insuring lease for a term to be agreed.

RENT/PRICE
£18,000 pa exclusive

FLOOR AREAS SQ FT / SQ M
Internal width : 23’ 5” /7.14 m
Shop depth : 49’ 0” / 14.93 m
Ground Floor :1,094 / 101.63

SERVICE CHARGE
The charge for the period 1 October 2021 to 30 September 2022 is £4,880

RATEABLE VALUE
£22,000

EPC
The property has an EPC of 88 (Band D)

SUBJECT TO CONTRACT

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14 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

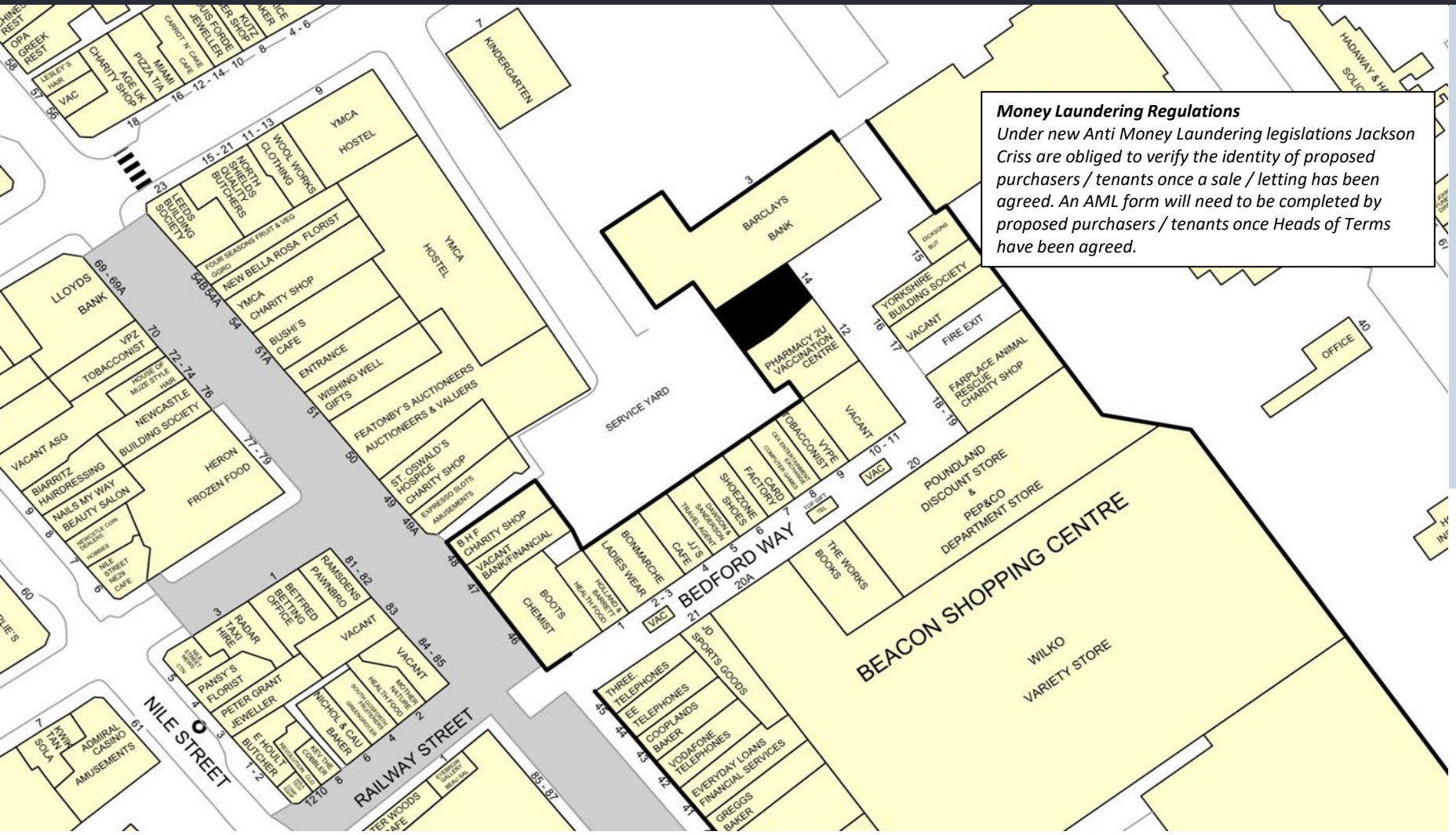
- The Beacon Shopping Centre is the focal point for retailing in North Shields
- Over 186,000 sq ft of retail accommodation in more than 40 units
- Tenants include Wilko, Home Bargains, Boots, Bon Marche, Poundland Card Factory, CEX, EE, Holland & Barrett, Superdrug, O2 and Greggs
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

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14 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

PROMINENT SHOP TO LET



Money Laundering Regulations

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Superdrug

Boots

GREGGS

wilko

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TERMS
The unit is available to let on a new effectively full repairing and insuring lease for a term to be agreed.

RENT/PRICE
£18,500 pa exclusive

FLOOR AREAS SQ FT / SQ M
Shop Width : 19' 10" /6.04
Shop Depth : 49' 7" / 15.12
Ground Floor: 919/ 85.37

SERVICE CHARGE
The charge for the period 1 October 2021 to 30 September 2022 is £3,161.

RATEABLE VALUE
£14,250

EPC
Available to interested parties on request

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31 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

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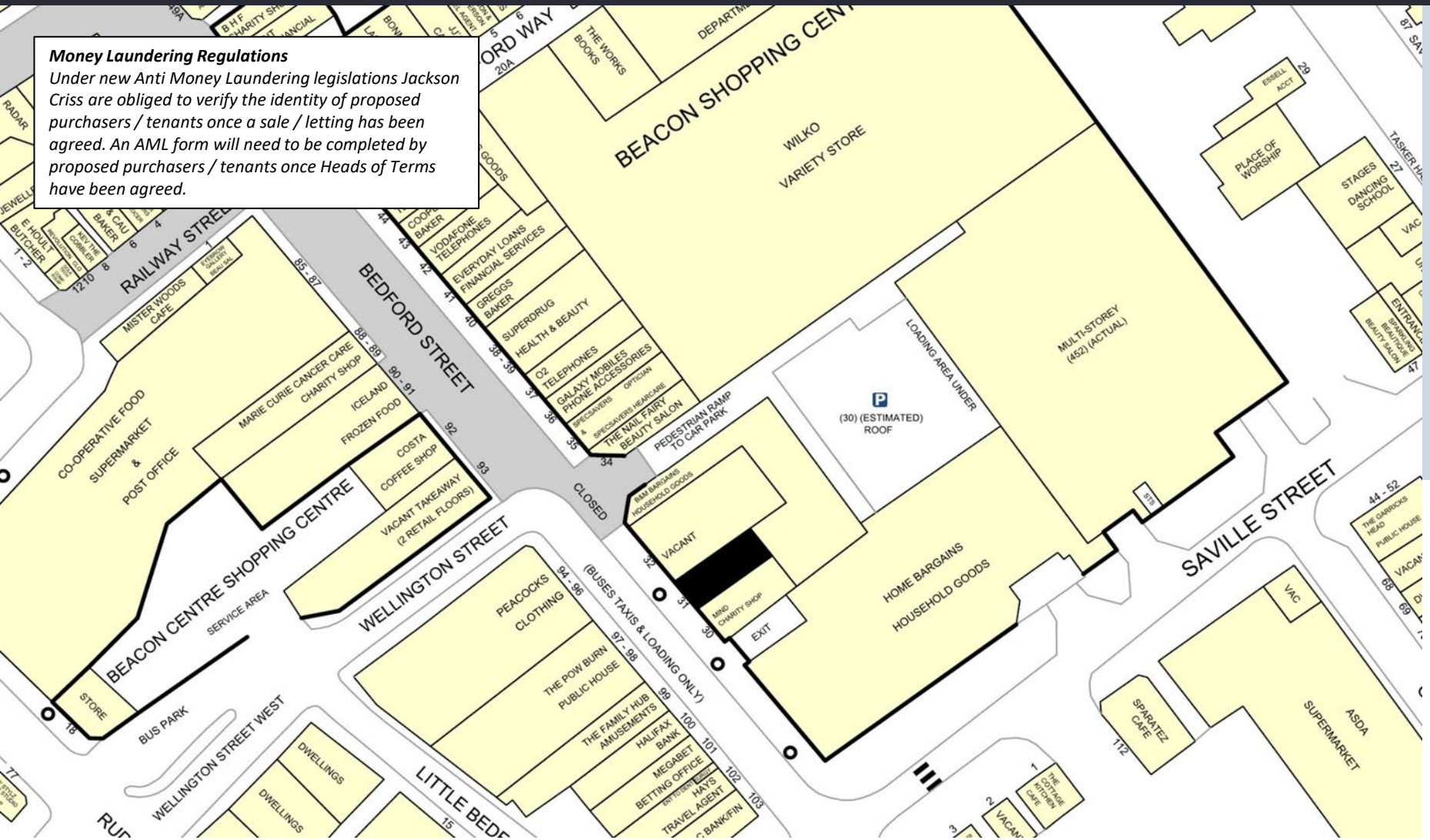
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31 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

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Money Laundering Regulations
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Superdrug

Boots

GREGGS

wilko

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The unit is available to let on a new effectively full repairing and insuring lease for a term to be agreed.

RENT/PRICE
£25,000 pa exclusive

FLOOR AREAS SQ FT / SQ M
Shop Width : 40' 8" / 12.39
Shop Depth : 83' 1" /25.32
Ground Floor : 3,775/350.70

SERVICE CHARGE
The charge for the period 1 October 2021 to 30 September 2022 is £7,099.

RATEABLE VALUE
£32,000

EPC
The property has an EPC of 92 (Band D).

SUBJECT TO CONTRACT

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32 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

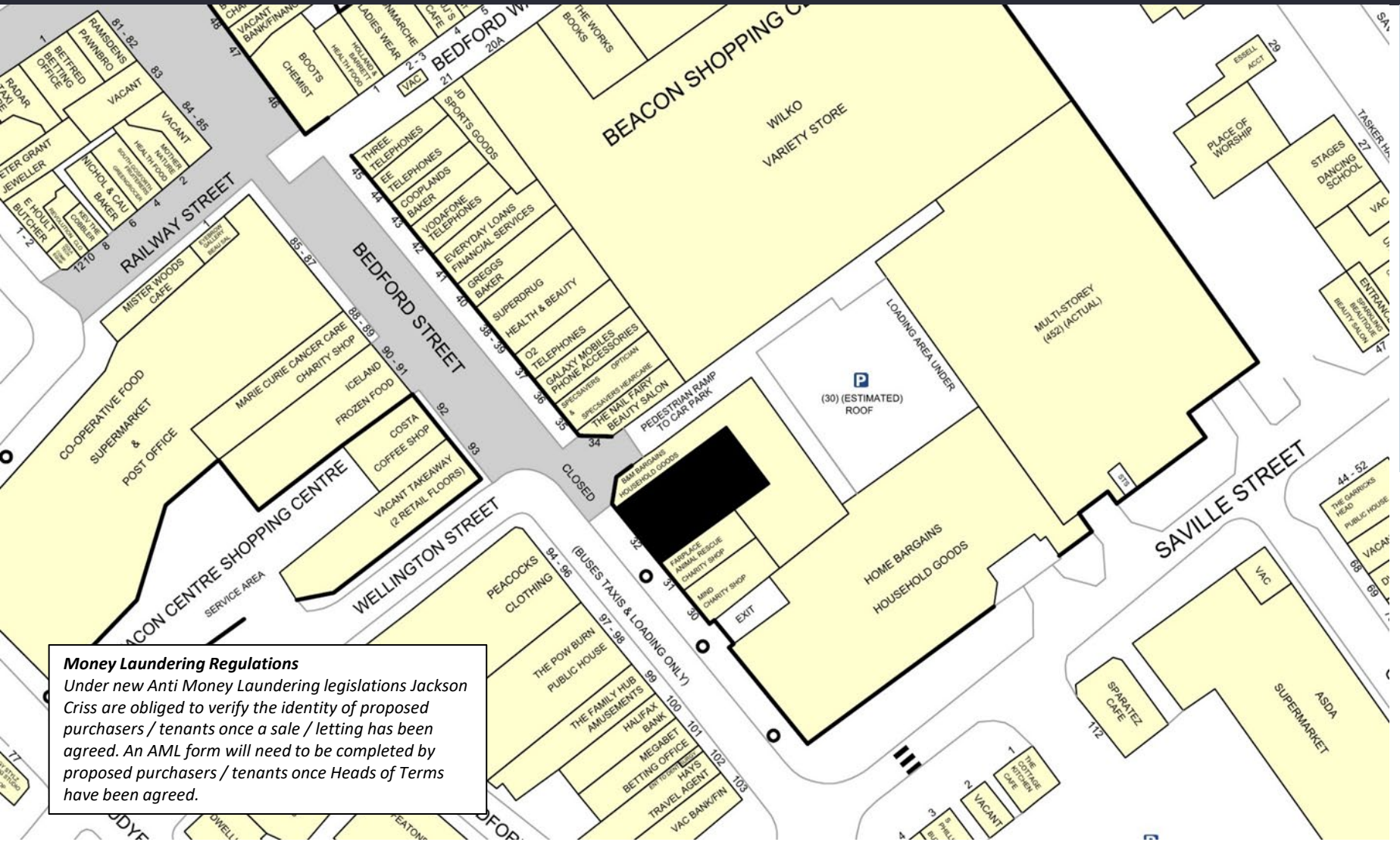
- The Beacon Shopping Centre is the focal point for retailing in North Shields.
- Over 186,000 sq ft of retail accommodation in more than 40 units.
- Tenants include Wilko, Home Bargains, Boots, Bon Marche, Poundland, Card Factory, CEX, EE, Holland & Barrett, Superdrug, Vodafone and Greggs.

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32 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

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Superdrug

Boots

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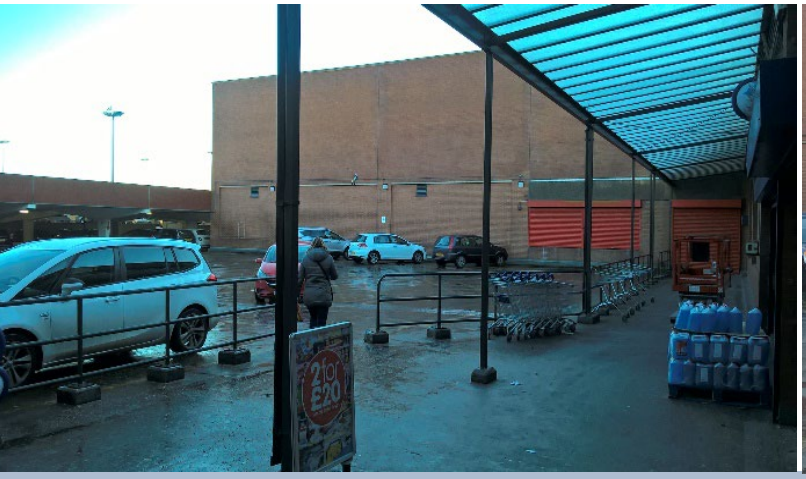
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FLEXIBLE SPACE TO LET
SUITABLE FOR A VARIETY OF USES

TERMS
The space is available to let on a new effectively full repairing and insuring lease for a term to be agreed.

RENT/PRICE
£70,000 pa exclusive

FLOOR AREAS SQ FT / SQ M
First Floor: 11,177 1038.38

Additional second floor space can be made available – details on request

SERVICE CHARGE
The on-account charge for 1 October 2021 to 30 September 2022 is £5,004.

RATEABLE VALUE
£20,250

EPC
Available to interested parties on request.

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42 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

- The Beacon Shopping Centre is the focal point for retailing in North Shields
- Over 186,000 sq ft of retail accommodation in more than 40 units
- Tenants include Wilko, Home Bargains, Boots, Bon Marche, Poundland Card Factory, CEX, EE, Holland & Barrett, Superdrug, O2 and Greggs
- Under the new E Use Class the space could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

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42 BEDFORD WAY, THE BEACON CENTRE, NORTH SHIELDS

FLEXIBLE SPACE TO LET
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PROMINENT SHOP TO LET

TERMS
The unit is available to let on a new effectively full repairing and insuring lease for a term to be agreed.

RENT/PRICE
£25,000 pa exclusive

FLOOR AREAS SQ FT / SQ M
Shop Width : 21' 5" /6.54
Shop Depth : 66' 1" /20.15
Ground Floor: 1,132 /105.17

SERVICE CHARGE
The charge for the period 1 October 2021 to 30 September 2022 is £4,659.

RATEABLE VALUE
£21,000

EPC
The property has an Energy Performance Asset Rating in Band C (66)

SUBJECT TO CONTRACT

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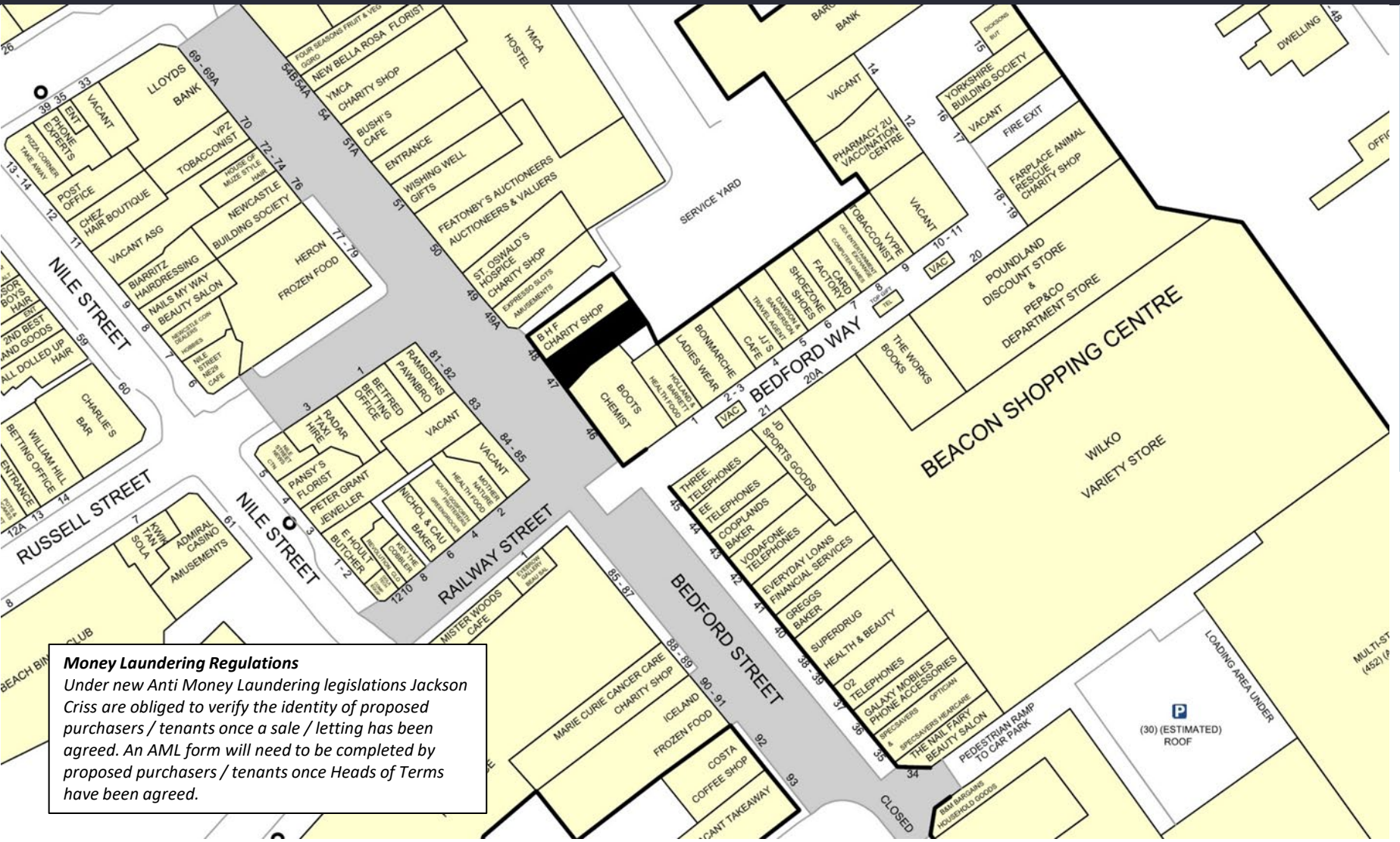


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