



Linskill and North Tyneside
Community Development Trust

TO LET

Ground Floor Premises
(with its own external area)

Suitable for a variety of uses



Royal Quays Community Centre
Prince Consort Way
Royal Quays
North Shields
NE29 6XB



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LOCATION

Situated within the Community Centre the premises are in a safe environment within an established modern residential area. The area is popular with families and close to the Coast to Coast Cycleway. The property is approximately 1/2 mile to the West of North Shields Town Centre. Bus routes and metro services are within easy walking distance nearby and on street (free) parking is available outside.

DESCRIPTION

The two ground floor offices are in good order throughout and have an attractive external area for use exclusively with the premises. There is a shared reception entrance at the front of the property.

ACCOMMODATION

The property provides 41.34sq m (445 sq ft) of office accommodation by way two small offices.

SERVICES

The property has all mains services including gas fired central heating. The offices are fully carpeted throughout. Shared toilet and kitchen facilities are also provided.

RATING ASSESSMENT

Full relief from rates liability will be available on application through The Small Business Rate Relief Scheme - if this the occupiers only commercial property. Any interested parties should make independent enquiries to the rating authority and confirm the position with regard to any rates payable.

PLANNING AND USE

The property has an B1 Planning Consent for Office or Workshop Use. Offers are welcome from both the charitable and business sectors.



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SERVICE CHARGE

A service charge will be payable to cover maintenance and running costs. The service charge for the year commencing 1 April 2020 is £3,224.83 pa and is inclusive of all property related costs including insurance, heating and all electricity. The service charge is payable monthly

VAT

The owner has not made an election to waive the exemption and VAT will not currently be payable on rent.

LEASE

The landlord is willing to grant a new lease at a rent of £500 pcm (£6,000 pa) to a new tenant, subject to status. The length of lease is negotiable. The property could be used in conjunction with the main reception space – subject to an agreement in relation to additional rent.

VIEWING

Viewing by appointment through Paul Murphy, PMCCPC - telephone 07984 302 525.

AGENTS NOTES

1. These particulars have been prepared as agent for our client and are intended as a guide to supplement an inspection and survey. Accuracy is therefore not guaranteed. These particulars contain statements of opinion and in some instances we have relied on information provided by other parties.
2. You should verify these particulars on your visit to the property. There will be no liability attaching to the agent as a result of any error or omission in these particulars and such information has been provided without responsibility.
3. Particulars prepared / revised February 2020.

In accordance with the Code of Practice for Commercial Leases in England and Wales the Landlords will be willing to consider alternative lease terms to those set out above, however, this may have an effect on the rent.



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A copy of the Code of Practice for Commercial Leases in England and Wales can be obtained at www.commercialeasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors on 020 7334 3806.

The terms of this Code should be considered with your advisors.

Any further information required can be requested from Paul Murphy Commercial Property Consultants.