

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2136



North East Commercial
Property & Business Agents

KITCHEN PREP FACILITY

17 Mandale Park,
North Shields NE29 7FN



- Fully fitted kitchen prep space.
- Ground Floor area circa 830 sq.ft. (77 sq.m.).
- First Floor 720 sq.ft. (67 sq.m.)
- Newly built property on busy estate.
- Located adjacent to A19 & Tyne Tunnel.
- Free, on site car parking.
- PRICE £20,000 / OFFERS.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Sales Particulars

Location

Mandale Park is a modern industrial estate which is located opposite Tyne Tunnel Industrial Estate. Access is via the A193 Tynemouth Road and the estate has excellent road links onto the A19.

Mandale Park is home to a broad range of tenants that include small manufacturers, fitness studios, hair and beauty salons and food suppliers. There is free parking on site which is on a first come, first served basis.

Business Opportunity

Comprises a self-contained two storey end terrace hybrid industrial unit. The ground floor space is fitted out by a specialist catering supplier for use as a production and prep facility. However, the current tenant is in the process of reducing their business commitments so that they can spend more time with family.

The kitchen area is to the rear of the ground floor and access to this via a roller shutter with space to accommodate a van. The first floor space is open plan with carpets, LED lighting and a tea point

The accommodation is laid out as follows;

Ground Floor

Kitchen / Loading circa 830 sq.ft. (77 sq.m.)

W.C.

First Floor

Office / Storage circa 720 sq.ft. (67 sq.m.)

Services

Electricity, water and sewerage services.

EPC

Rating - B.



Rates

Rateable Value £14,500
Rates incentives subject to status.

Tenure

The premises are held on a 10 year lease from 2022 at a passing rent of £16,000 plus VAT. There is a break clause and rent review at the 5th anniversary.

Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the assignment of the lease.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Tenant will be required to provide two forms of identification and proof of the source of income.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property