

25 NILE STREET NORTH SHIELDS TYNE & WEAR NE29 0AZ



- COMMERCIAL PREMISES
- TOWN CENTRE LOCATION
- EPC RATING D89
- INVESTMENT OPPORTUNITY
- RENTAL INCOME CURRENTLY £8,500 pa

Offers In The Region Of £115,000

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The property is located in a good trading position, close to North Shields town centre, with solid footfall.

A two storey retail unit of traditional construction: Pitched slated roof, solid brick and brick cavity walling.

The accommodation comprises:

GROUND FLOOR:

RECEPTION AREA

TWO CONSULTING ROOMS

REAR ROOM WITH WC OFF

FIRST FLOOR:

LANDING

With consulting room and storage room off.

STAFF ROOM

KITCHEN

SHOWER ROOM

WC

EXTERNAL

Small enclosed rear yard.

FLOOR AREA

Ground Floor :

Zone A - 30.91 sq m (333 sq ft or thereabouts).

Zone B - 354 sq ft or thereabouts.

Storage area - 74sq ft or thereabouts.

First Floor:

Rentable accommodation - 47.87 sq m (515 sq ft or thereabouts).

RATEABLE VALUE

£5,800

SERVICES

Mains water, drainage, gas and electricity.

TENURE

Freehold, subject to Occupational Lease from which the tenants are currently holding over. Further details available on request.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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