



**Modern Office Accommodation – 1,370 sq ft (127.27 sq m)
on a 0.56 acre site**

- **Self contained secure site**
- **13 car parking spaces**
- **Within close proximity to the A19**
- **0.56 acres site**
- **0.21 acres of the site is vacant for development subject to planning permission**
- **Overage provision of 21 years at 50% of any uplift in value if there is a change of use outside of B1,B2 or B8.**

For more information, please contact:

Tom Daly
0113 233 8874
tom.daly@cushwake.com

Tom Cooley
0113 233 7377
tom.cooley@cushwake.com

St Paul's House
23 Park Square South
Leeds, LS1 2ND
T: 0113 233 7300

cushmanwakefield.co.uk



Location

Bede Industrial Estate is located 1 mile to the south-east of Jarrow town centre. Jarrow is located on the southern bank of the River Tyne, with immediate access to the A185. This also gives access to the A19 approximately 0.5 miles to the west. The estate is strategically located approximately 5 mile from Newcastle City Centre.

Jarrow lies adjacent to the A19 which links Sunderland and Teeside to the south with the Tyne Tunnel, and North Tyneside and the A1(M) to the north. The A194 links with the A1(M) near Washington whilst the A184 gives access to Gateshead and Newcastle.

Description

The property comprises of a 1,370 sq ft office building of brick construction on a **0.56 acre site**.

The site encompasses several car parking spaces and vacant grassland to the rear of the property. Circa 50% of the land held in ownership by the secretary of state is vacant. Thus providing an opportunity to develop on this vacant land to the rear of the property subject to planning.

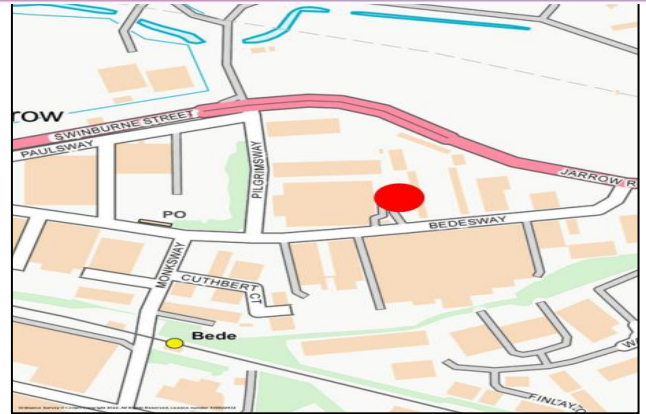
Accommodation

The accommodation is measured on a net internal floor area basis as follows:

Description	Sq m	Sq ft
Office	127.27	1,370
Total	127.27	1,370

Terms

The property is held on a long leasehold from Northern Trust Company Ltd from the 20th December 1994 with expiry on 20th December 2119 (96 years and 11 months unexpired term).



Planning

The site is currently allocated for Sui Generis use. Any further enquiries should be taken up with South Tyneside Council.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Energy Performance Certificate

The current energy performance rating for the property is B 45. A full copy of the EPC certificate is available upon request.

A full copy Energy Performance Certificate is available upon application.

Rateable Value

The current rateable value for the property is £3,400 within the 2017 rating list. The current UBR for 2020/21 is 49.9p, however given the properties RV is under the £12,000 threshold, the premises is legible for small business rate relief.

Overage Provision

21-year period with amount payable equal to 50% of any uplift in value, if there is a change of use outside of B1,B2 and B8.

Viewing

By prior appointment with the sole agents:-



Tom Daly
0113 233 8874
tom.daly@cushwake.com

Tom Cooley
0113 233 7377
tom.cooley@cushwake.com