



North Tyneside
Council

Kiosk To Let



North Shields Transport Hub Kiosk, North Shields Town Centre, North Tyneside

For further information please contact:-
Strategic Property, Quadrant,
Cobalt Business Park, The Silverlink North, North Tyneside, NE27 0BY
Tel. 0191 643 2142
or e-mail strategicproperty@northtyneside.gov.uk

North Tyneside Council are delighted to market the letting of the Kiosk within the North Shields Transport Hub. The Council are looking for applications to let the Kiosk and interested parties are advised to arrange an appointment to view the premises.

PROPERTY DESCRIPTION

The kiosk measures at 23 meters squared and will serve as the first point of contact for members of the public passing through the hub to use public transport. The kiosk is integrated within the transport hub and consists of a unit amid public footfall for the successful applicant to operate flexibly. The kiosk operates behind glazed frontage which includes single access through double glazed doors. The kiosk will be available as a shell with electricity.



North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

USE

The premises may be used for general retail in accordance with Use Class E (b) of the Town & Country Planning (Use Class) Order 1987 as amended in 2020.

INSURANCE

The Landlord will insure the premises in the full reinstatement value thereof against loss or damage by fire, lightning and explosion and the Tenant shall pay to the Landlord, by way of a further rent, a yearly sum equal to the sum or sums which the Landlord from time to time pays by way of a premium in respect of securing reinstatement insurance, together with any additional premium which may be payable by the Landlord in respect of the premises and adjoining premises which may be increased because of the tenants use of the demised premises. The tenant will be responsible for arranging their own contents cover.

STATUTORY COMPLIANCE

Tenants shall comply, at their own expense, with Bylaws, Notices, Building Regulations, Statutory Requirements, whether local or otherwise, including the Town and Country Planning Act and all other relevant Acts of Parliament.

RENT

The tenant shall be responsible for the payment of the ongoing annual rent of £6,000 per annum. Rent is payable in monthly, advance, equal sums. The rent is Inclusive of electricity bills.

LEGAL COSTS

The tenant shall be responsible for the landlord's legal and surveyors costs incurred in granting and producing the license and associated costs and Stamp Duty. The landlord's legal costs will be £660 and surveyors costs will be £250 plus VAT.

North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

REFERENCES:

The grant of the agreement shall be subject to the receipt of a satisfactory financial reference and two trader's references. An Experian Credit check will also be carried out

VIEWINGS

Viewings are strictly by appointment only please contact Mathew Tait or Emily Ashby to arrange a viewing.

Emily Ashby – Trainee Property Surveyor

Emily.ashby@Northtyneside.gov.uk

Tel: (0191) 643 2142

If the applicant has any questions regarding this opportunity, they should contact Emily.Joice@Northtyneside.gov.uk

North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.