



# FOR SALE / TO LET

///create.honest.wide



## Refurbished Two-Storey Office Unit

181.99 sq m (1,959 sq ft)

**Freehold £195,000**

**Rent £21,500 pax**

UNIT 7  
MARKET DOCK  
WAVERLEY  
SOUTH SHIELDS  
NE33 1LE

- Popular Business Park Location
- 2 Minute Walk from Town Centre
- Dedicated Car Parking
- Suitable for Occupiers in a Variety of Sectors (i.e. Professional & Financial Services, Public & Health)
- Great SIPP Investment Opportunity
- Excellent Opportunity for Owner Occupiers

## LOCATION

Waverley is conveniently located within easy walking distance of South Shields town centre, Metro station and Ferry Landing close to the rear of Market Square at the junction of River Drive and Long Row. The surrounding area comprises a mixture of commercial and residential schemes.

The development is close to the A19 and A1 with excellent access to the regional road network, Newcastle upon Tyne and Sunderland.

Public transport is excellent. South Shields Metro station is a 5 minute walk away and has frequent bus services operating to and from the local area.

A redevelopment scheme of the adjacent town centre is ongoing and has already seen the refurbishment of the Market Place and the construction of a new Interchange for bus and Metro travel.

what3words - ///create.honest.wide

## DESCRIPTION

Market Dock, Waverley is a contemporary, high specification development of office buildings, briefly comprising:

- Two-storey units
- Own front door
- Male/female accessible toilets
- Double glazing
- Gas fired central heating
- Perimeter trunking on ground floor
- Raised access flooring on the first floor
- Exposed feature beams
- LED lighting

## ACCOMMODATION

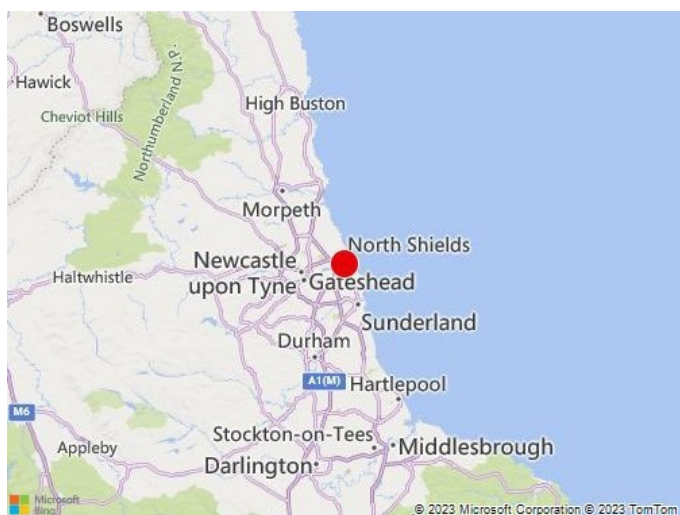
	sq m	sq ft
Ground Floor	79.99	861
First Floor	102	1,098
<b>TOTAL</b>	<b>181.99</b>	<b>1,959</b>

## BUSINESS RATES

Rateable Value : £15,250 (Effective 1st April 2023)  
Estimated Rates Payable : £7,609.75

Our estimate is calculated by applying the appropriate Business Rate Multiplier to the RV.

It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.



**Important Notice** - Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. 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. 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property. 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.

## TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at an annual rent of £21,500 pax (£10.98 per sq ft).

Alternatively, we are seeking £195,000 for the benefit of our clients Freehold interest.

## ENERGY PERFORMANCE

EPC Rating C 54.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

## VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr

t: 0191 731 8660

e: [daryl@grahamshall.com](mailto:daryl@grahamshall.com)

## AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

