

Showroom, Sales Pitch & PDI Units To Let

3, 4 & 5 Vroom Car Retail Park, Tyne Tunnel Trading Estate, North Shields, NE29 7TE

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Prominent car retail park, visible from A19/ A1058 (Coast Road)
- Large number of main car dealerships in close proximity
- Gated site with out of hours CCTV security
- EPC Rating C63/B48
- Highly incentivised offers available

**Rental from £45,000
per annum**

LOCATION

Vroom Car Retail Park is located on Orion Way within Tyne Tunnel Trading Estate. Situated to south of the Silverlink roundabout at the intersection of the A19 and A1058 (Coast Road), the park has exposure to a high amount of traffic and is highly visible from A19 and A1058.

DESCRIPTION

The multi occupied Car Retail Park currently has approximately 800 car sales spaces and associated PDI spaces/ servicing units. The site has recently been extended and is fully managed with a secure and monitored 24 hour CCTV system.

Showrooms 3 & 4

The property comprises a terraced showroom unit totalling 390.2m² (4,200ft²) with 108 external car sales spaces, associated staff car parking and a separate pre delivery inspection (PDI) unit.

Showroom 3 & 4:

- Steel frame construction under a corrugated steel roof
- Glazed pedestrian doors to the front elevation
- Sliding glazed doors to the rear which provide vehicular access
- Male and female WCs
- Fully tiled high gloss flooring
- Kitchenette
- 7 staff car parking spaces to the rear

PDI 3 & 4:

- Manual roller shutter door
- Electricity – 3 phase
- 8 external car parking spaces
- Total 501.7m² (5,400ft²)

Showroom 5

The property comprises a terraced showroom unit totalling 195.1m² (2,100ft²) with 60 external car sales spaces, associated staff car parking and a separate pre delivery inspection (PDI) unit is also available.

Showroom 5:

- Steel frame construction under a corrugated steel roof
- Glazed pedestrian doors to the front elevation
- Sliding glazed doors to the rear which provide vehicular access
- Male and female WCs
- Fully tiled high gloss flooring
- Kitchenette
- 7 staff car parking spaces to the rear

PDI unit totals 250.9m² (2,700ft²) and is available by way of separate negotiation and benefits from:

- Manual roller shutter door
- Electricity – 3 phase
- 4 external car parking spaces

RATING ASSESSMENT

We are advised that the rateable value of the premises as at 1 April 2017 will need to be reassessed and therefore we cannot estimate the accrual rates payable for the current year. Interested parties should confirm the current position with the Local Authority.

EPC RATING

The properties have an EPC Rating of C63/B48

TERMS

The properties are available by way of a new lease for a term of years to be agreed at a rental of £70,000 per annum for units 3 & 4 and £45,000 per annum for unit 5.

VAT

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

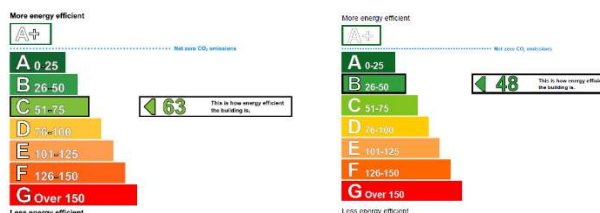
LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VIEWING

For general enquiries and viewing arrangements please contact Laura Walker at Bradley Hall.

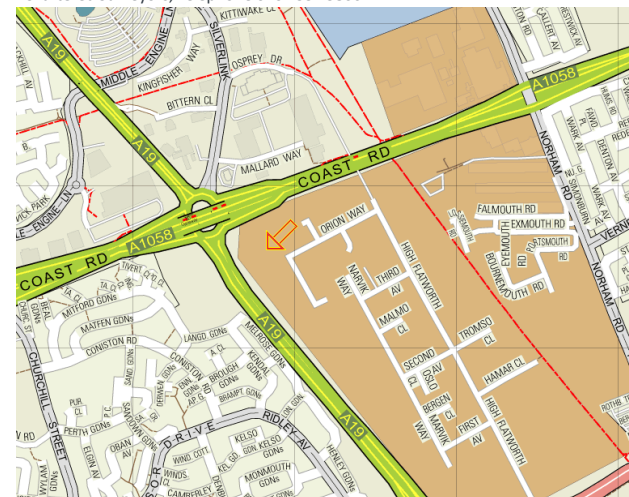
Tel: 0191 232 80808
Email: laura.walker@bradleyhall.co.uk

**AGENTS NOTES**

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

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 above 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 or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but 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 in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.5 miles away



1.6 miles from Howdon Metro Station
1.3 miles from Percy Main Metro Station



1 miles from A19
1.9 miles from A1958



17.2 miles from Newcastle International Airport

