

# MIXED USE INVESTMENT



North East Commercial  
Property & Business Agents

## Retail Unit & Flat Investment

REF: NE2169

33 & 34 East View, North Road, Boldon Colliery NE35 9AU



- Retail Income £7,200 per annum.
- 5 year lease from January 2024.
- Rent review at 3rd anniversary.
- Flat income £4,800 per annum.
- Ample on-street parking.
- FREEHOLD £135,000 / OFFERS.



### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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## Location

This investment is located on East View which forms part of North Road and forms part of a small secondary shopping parade.

Boldon Colliery is located in South Tyneside, 5 miles to the south west of South Shields. Access to the town is excellent via the A19 Trunk Road and there is a popular Leisure Park nearby with tenants that include Tim Horton's, Nando's, and Cineworld.

## Property

Comprises a self-contained ground floor lock up retail unit extending to 68 sq.m. (730 sq.ft). To the upper floor is a flat with one bedroom, a kitchen, lounge and bathroom. The flat has independent access from the street and is occupied by a single tenant. To the rear there is a shared yard leading onto a back lane.

## Occupational Leases

### 34 East View

Trading as a Vape Shop on a 5 year lease from January 2024. The current passing rent is £7,200 per annum with a rent review at the 3<sup>rd</sup> anniversary.

### 33 East View

Occupied under an AST from November 2025 at £400 per month.

## EPC

Shop Rating - D.  
Flat Rating - D.



## Tenure

We are advised that the title is freehold.

## Services

We understand that gas, electricity, water and drainage are connected to the property.

## Business Rates

Rateable Value                      £4,500  
Rates free incentives subject to status.

Council Tax Band A

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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