



RETAIL PREMISES TO LET

Killingworth Lakeside Kiosk



North
Tyneside
Council

LOCATION

We are delighted to present a fantastic retail opportunity within the Green Flag Award winning Killingworth Lakeside Park. The park benefits from excellent local bus and transport links, free car parking and is located approximately 1.9 miles from the A19 road.

PROPERTY DESCRIPTION

The kiosk is a single storey, stand-alone unit with an external timber frame. Internally the kiosk benefits from a spacious modern kitchen and public toilet facilities. The occupier will be responsible for opening, closing and maintaining the toilet facilities during the kiosks opening hours. The kiosk benefits from great footfall in the local area and outdoor public seating areas.

USE

The premises may be used for general retail in accordance with Use Class E (a) of the Town & Country Planning (Use Class) Order 1987 as amended in 2020, and for no other purpose whatsoever.

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 and plate glass cover.

STATUTORY COMPLIANCE

Tenants shall comply, at their own expense, with any Bylaws, Notices, Building Regulations, Statutory Requirements, whether local or otherwise, including the Town and Country Planning Act and all other relevant Acts of Parliament. Consultation with the Council's Environmental Health will be necessary to ensure all Animal By-Product and offal disposal regulations are adhered to, and tenants will be expected to disclose details of their methods on request.

RENT

The tenant shall be responsible for the payment of the ongoing annual rent of £5,500 per annum. Rent is payable in monthly, advance, equal sums.

LEGAL COSTS

The tenant shall be responsible for the landlord's legal and surveyors costs incurred in granting and producing the lease and associated costs and Stamp Duty. The landlord's legal costs will be £650 and surveyors costs will be £250 plus VAT.

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.

VIEWING

For an appointment to view the premises, or further information, please contact Katie Gallagher at Strategic Property (0191 643 2142), Quadrant,

Cobalt Business Park, The Silverlink North, North Tyneside, NE27 0BY or email katie.gallagher@northtyneside.gov.uk.

IMAGES



As at May 2025