



A1	13 miles
A19	1.5 miles
TYNE TUNNEL	2.5 miles
NEWCASTLE CITY CENTRE	8.5 miles
NEWCASTLE AIRPORT	14 miles
NORTH SHIELDS TOWN CENTRE	2 miles
FERRY TERMINAL	0.25 miles

To Let – Open Storage Land & Possible Industrial / Leisure Opportunity

Rotary Way, Royal Quays, North Shields, Tyne and Wear, NE29 6DA

OPPORTUNITY

- 5 acres of open storage (subject to demolition)
- Potential 37,000 sq ft Industrial / leisure opportunity
- Excellent location
- Easy access to the A19 and Tyne Tunnel

Location

North Shields is situated on the the north east coast 8 miles (13 km) east of Newcastle upon Tyne and 14 miles (22km) north of Sunderland. The town is well connected to the A19 trunk road and the A194 (M) and A1 motorways. The Tyne & Wear Metro serves the town. The nearest airport is Newcastle International with 15 and 30 minute drive time. Populations are 475,0000 and 1,460,000 respectively.

The property is situated 1.5 miles (2.5km) to the south west of North Shields Town Centre within the Royal Quays area. A dock regeneration programme that commenced in 1990.

Description

The property forms two distinct parts, the former Wet n Wild building comprises a purpose built indoor water park with an outdoor lagoon with steel portal frame construction and brick elevations under a steel profile sheet roof.

The property currently has planning permission for leisure uses but could be suitable for a range of alternative uses subject to renovation and planning.

The existing property sits on a plot of 2.54 acres (1.03 ha). Immediately adjacent to the building is a tarmac 380 space car park which extends to circa 2.5 acres. This area could be readily repurposes for external self storage purposes and could also be readily fenced to provide additional security.

Services

We understand the property benefits from connection of all mains utilities. Interested parties are invited to make their own investigations in this respect.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

Former Wet n Wild Building	Sq Ft 37,131	Sq M 3,449.47
Total Site Area	Acres 6	Hectares 2.43

Terms

The site is available in whole or part with consideration given to new FRI leases on a term of years to be agreed.

Price

Quoting £50,000 per acre exclusive for secure storage.

Alternatively offers will be considered for the building on a case by case basis.

EPC

Please contact Naylor's Gavin Black.

Rateable Value

Please contact the relevant Local Authority.

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

For further information please contact:

Duncan Christie

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