

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Trade Counter Unit

Unit 5 Western Approach
South Shields
NE33 5QY

- Highly prominent **trade counter unit**
- Located on edge of **town centre**
- **High** levels of visibility and **traffic flow**
- Totalling **3038 ft² (282.23 m²)**
- Adjacent to **Howdens** and **City Plumbing**
- **Toolstation**, **Easy Bathrooms** and **Screwfix** nearby

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

The scheme is located on the immediate outskirts of South Shields town centre benefiting from extensive frontage to the A194 Western Approach dual carriageway generating high levels of traffic flow. Adjacent occupiers in the scheme include Howdens, City Plumbing, Toolstation, Easy Bathrooms and Green Fingers Garden Centre with Screwfix, CEF and Wolseley also within close proximity.

Description

The property forms part of a modern terraced trade counter scheme with customer parking to the front and excellent loading facilities to the rear benefiting from the following

- Trade counter with internal security shutter
- Minimum headroom **5.13m**
- Maximum ridge height **8.74**
- Rear loading door **w 4 m x ht 4.5m**

Accommodation

	ft2	m2
Unit 5	3038	282.23

Tenure

A new Lease is available at a commencing annual rental of **£30,000** for a term of years to be agreed on an EFRI basis subject to **5** yearly Rent Reviews.

Service Charge

We are advised on account service charge for the current year is £1,500 per annum subject to annual review.

VAT

Figures quoted exclude VAT where chargeable.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£23,500**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2 p.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4382 **EPC** Energy Rating 27/B

Joint Agent

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