

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Retail/Office Premises

144/146 Fowler Street
South Shields
NE33 1PZ

- Extremely Prominent position opposite Town Hall
- Former Estate Agent Office
- Double fronted display windows
- Large upper floor office content
- Lots of passing traffic

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

Location

The property is located within South Shields Town Centre in an extremely prominent position on Fowler Street opposite South Shields Town Hall. The property is on a main bus route and there is also ample parking within the immediate vicinity.

Description

Ground floor sales shop with window display to 2 sides. There are cellular offices to the first floor together with further storage to the second floor. Has been an Estate Agents Office for a long number of years but suitable for a number of uses.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Office	503	46.73
First Floor		
Offices	1672	155.33
Second Floor		
Stores	523	48.59

Tenure

A new Lease is available at a commencing annual rental of **£12,000** for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to 3 yearly Rent Reviews.

VAT

The rent is not subject to VAT.

Costs

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

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

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

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£7,600**. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

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

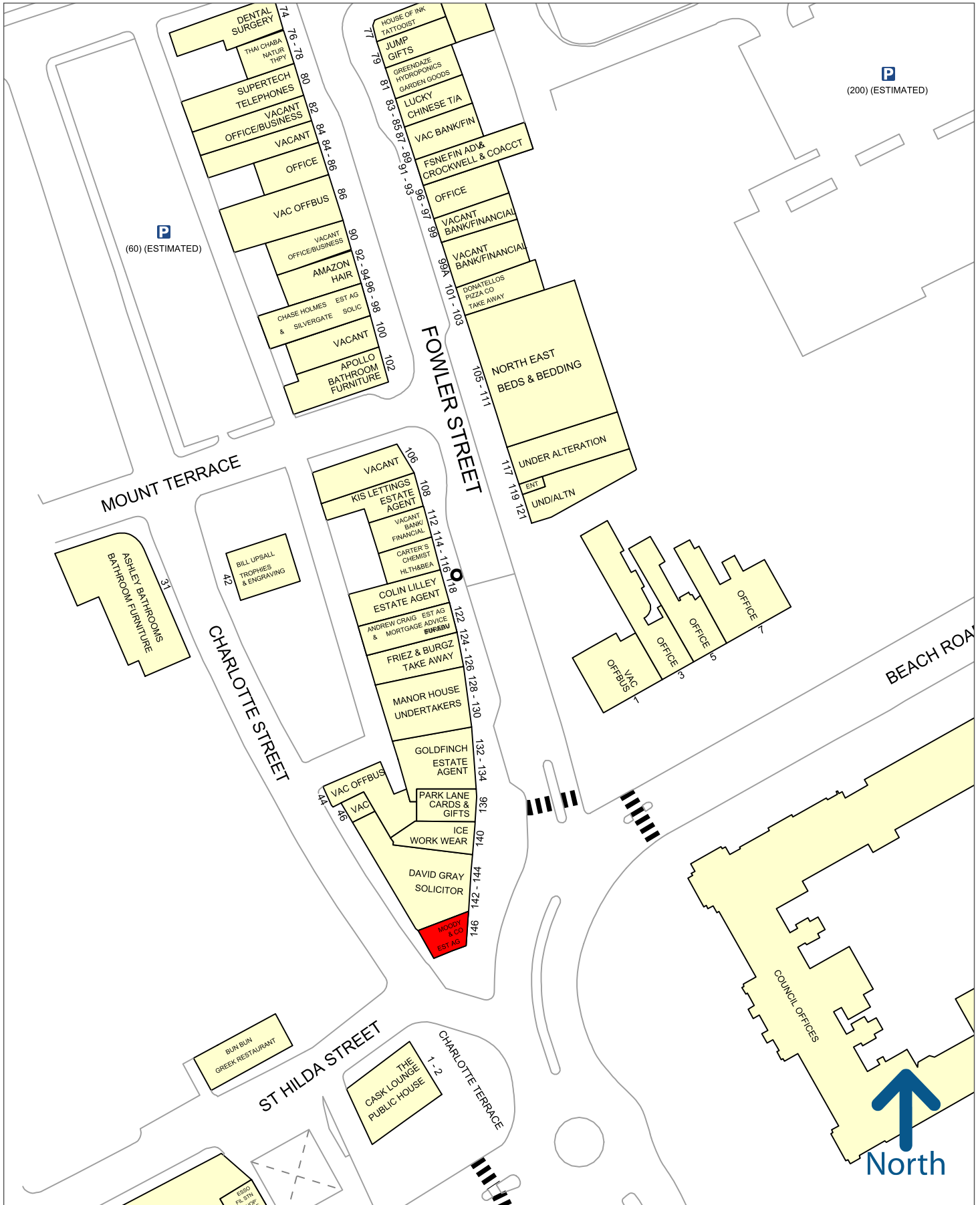
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4245

EPC

Energy Rating 77/D



50 metres

Experian Goad Plan Created: 07/05/2024
Created By: Lofthouse and Partners



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