



To Let

Retail Premises

75 Fowler Street
South Shields
NE33 1NT

- Prominent corner position
- Town Centre location
- A2 Planning Consent (Estate Agency, Financial Services)
- Sales 539 ft2 (50 m2)
- On bus route

Location

The property is located in a well established secondary town centre shopping location. Comprising mainly independent retailers and some national occupiers including Saks, Scope and Yorkshire Bank together with a number of the towns Estate Agents.

Description

Ground floor lock up shop with large display frontage including return to Winchester Street.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	18'8"	
	Decreasing to	15'2"	
	Sales Depth	31'8"	
	Sales Area	539	50.07

Tenure

A new Lease is available at a commencing annual rental of **£11,500** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews.

Code of Practice




The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.leasingbusinesspremises.co.uk

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**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£10,000**. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

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

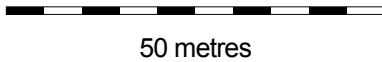
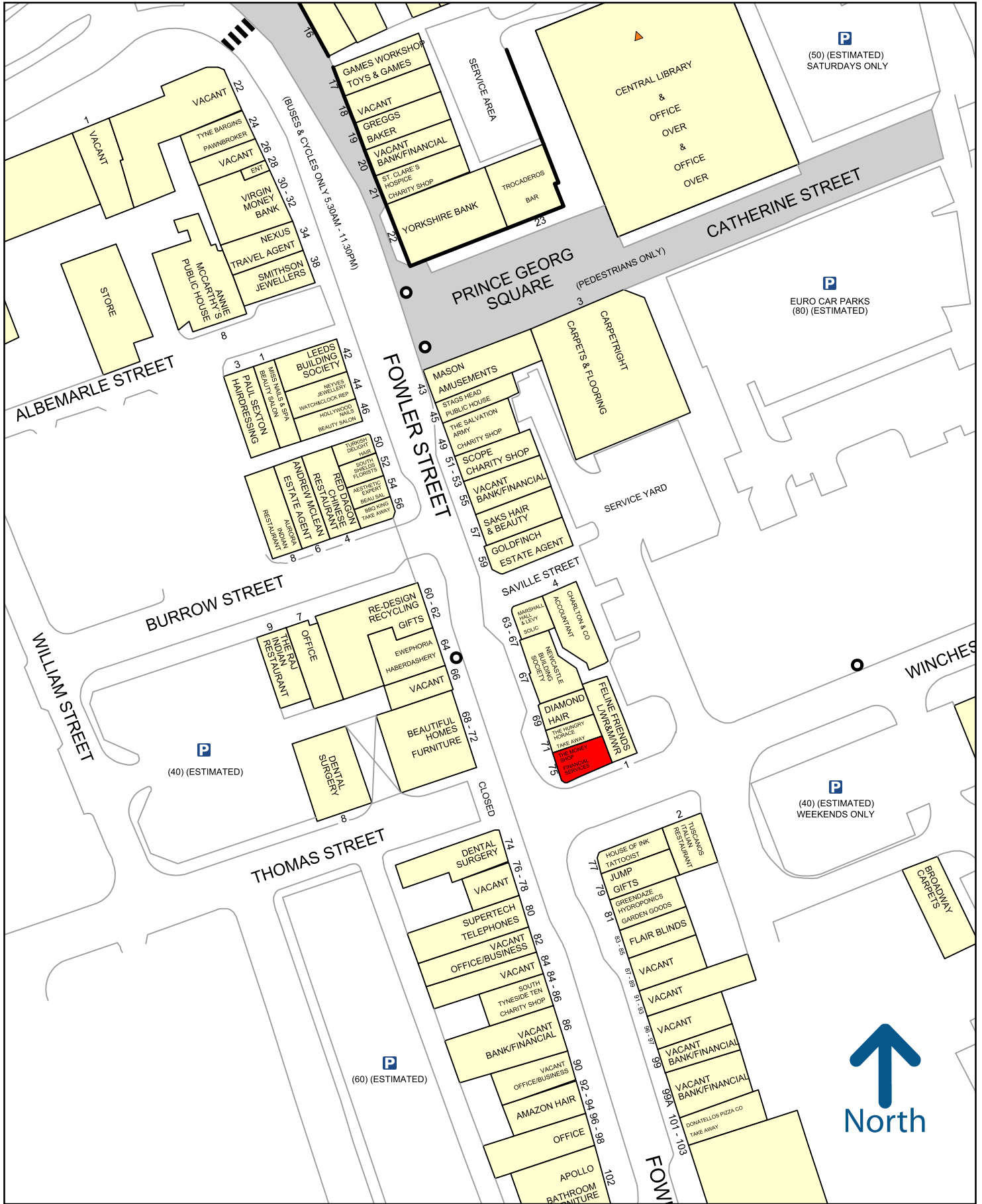
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Amended

April 2017

EPC

Energy Rating E



Experian Goad Plan Created: 28/11/2016
Created By: Lofthouse and Partners

