

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



For Sale/To Let

Retail Premises

1 Winchester Street
South Shields
NE33 2PS

- Town Centre Shop Premises
- Sales 220 ft² (20.4 m²) plus ancillary
- Adjoining Money Shop
- Well presented

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

Location

Winchester Street is located just off Fowler Street which is a busy secondary suburban parade within South Shields Town Centre. Main bus stops are located nearby together with a number of public car parks.

Description

Well presented compact sales shop with store and kitchen to rear.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	12'2"	3.71
	Sales Depth	18'5"	5.61
	Sales Area		220 20.44
Store		12	1.11
Kitchen		26	2.42
WC			

Tenure

We are advised by the Vendor the tenure of the property is Freehold.

Asking Price

Offers in the region of **£50,000 (fifty thousand pounds)**

Leasehold

A new Lease is available at a commencing annual rental of **£5,500** 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.lettingbusinesspremises.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

The Valuation Office has confirmed the Rateable Value(s) as follows:

Shop and Premises £2,125

The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p. If necessary a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria a tenant may be eligible for 100% Business Rates relief.

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

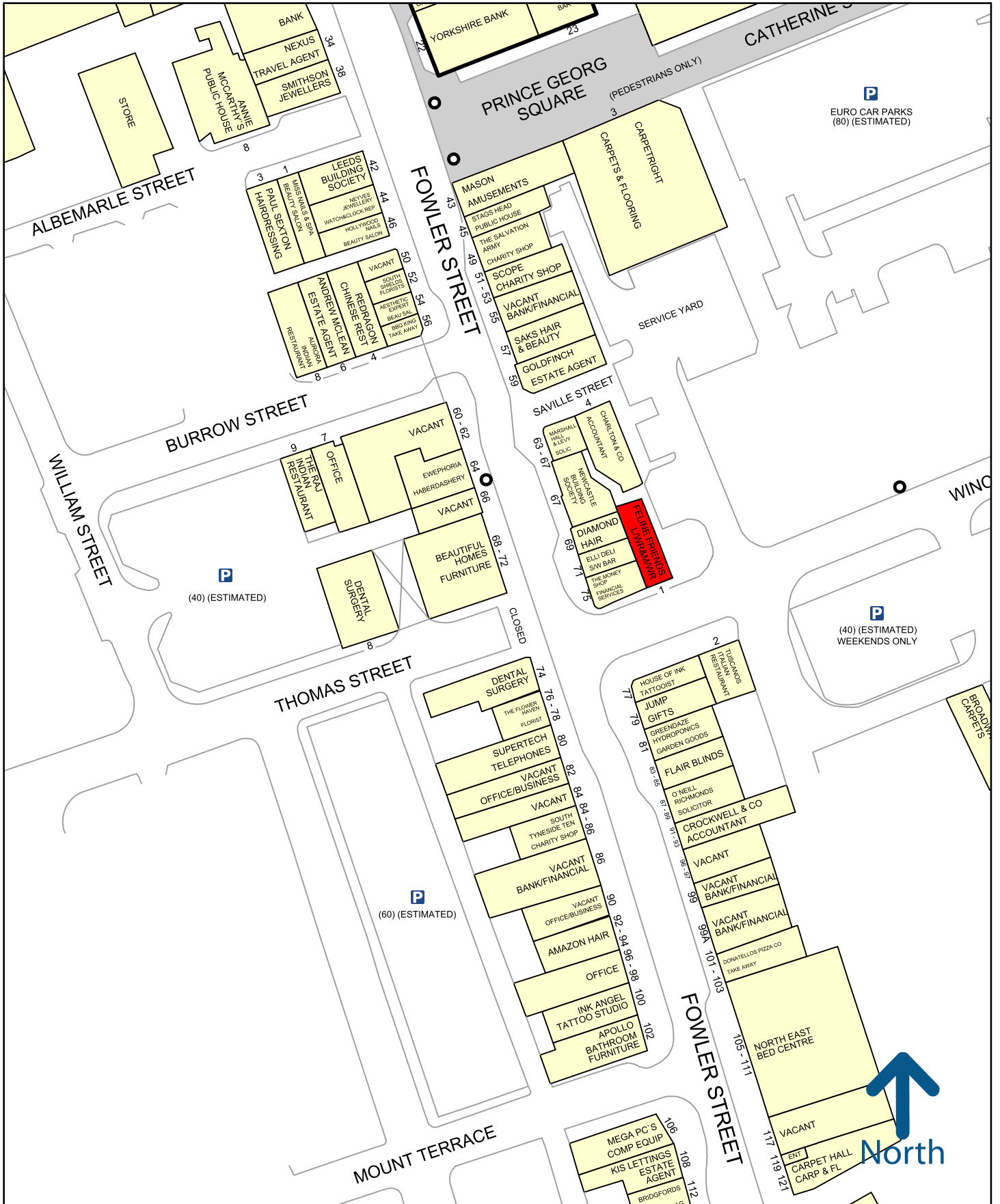
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Amended

March 2018

EPC

Energy Rating E



50 metres

Experian Goad Plan Created: 23/11/2017
Created By: Lofthouse and Partners

