

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Office Premises

42a Fowler Street
South Shields
NE33 1PG

- Above Leeds Building Society
- Gas central heating and UPVC windows
- Well presented
- First Floor 1028 ft² (95 m²)
- Second Floor 453 ft² (42 m²)
- Busy bus route

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

Location

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

Description

Centrally heated first and second floor office accommodation with ground floor access from Fowler Street. UPVC windows and newly decorated.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
First Floor		
Office	1028	95.50
Second Floor		
Office	453	42.08
TOTAL	1481	137.58

Tenure

A new Lease is available at a commencing annual rental of **£7,200** for a term of years to be agreed (minimum **3** years) on an effective T.INT&INS 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

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

Office and Premises **£6,000**

The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties - e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.

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

C3654

EPC

Energy Rating E