



# 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 ft<sup>2</sup> (95 m<sup>2</sup>)
- Second Floor 453 ft<sup>2</sup> (42 m<sup>2</sup>)
- 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
<b>First Floor</b>		
Office	1028	95.50
<b>Second Floor</b>		
Office	453	42.08
<b>TOTAL</b>	<b>1481</b>	<b>137.58</b>

### 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.

### 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](mailto:mjw@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£6,000**. The Uniform Business Rate for the Rates Year 2021/2022 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

C3654

### EPC

Energy Rating E