



To Let

Retail Premises

46 Fowler Street
South Shields
NE33 1PG

- Compact Sales Shop
- Sales Area 295 sqft (27.4sqm)
- First Floor 134sqft (12.4sqm)
- Town Centre Location close to Transport Interchange
- Nearby includes Leeds Building Society

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

Location

Well located on Fowler Street which is a good secondary parade within South Shields Town Centre. Situated on a main Bus Route close to the newly constructed Transport Interchange. Other nearby include Lees Building Society, HSBC and Dicksons Butchers

Description

Compact retail premises benefitting from laminate flooring and suspended ceiling. The property is gas centrally heated and has a new electric roller shutter.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	13'7	4.14
	Sales Depth	25'8	7.82
	Sales Area		295 27.4
First Floor			
Ancillary		134	12.4

Tenure

A new Lease is available at a commencing annual rental of **£7500** 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 is **£8600**. The Uniform Business Rate for the Rates Year 2020/2021 is 51.2p (RV over £51,000) 49.9p (RV under £51,000). 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.

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

C3821

Prepared

June 2020

EPC

Awaiting copy