



# 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 Leeds Building Society, HSBC and Dicksons Butchers.

### Description

Compact retail premises currently occupied as a café but suitable for other uses. The property is gas centrally heated and has an electric roller shutter.

### Accommodation

The property briefly comprises as follows:-

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

### Tenure

A new Lease is available at a commencing annual rental of **£7,500** for a term of years to be agreed (minimum **3** years) on an effective FRI 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

The rent is not subject to VAT.

### Rateable Value

The Valuation Office has confirmed the Rateable Value is **£8,600**. 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.

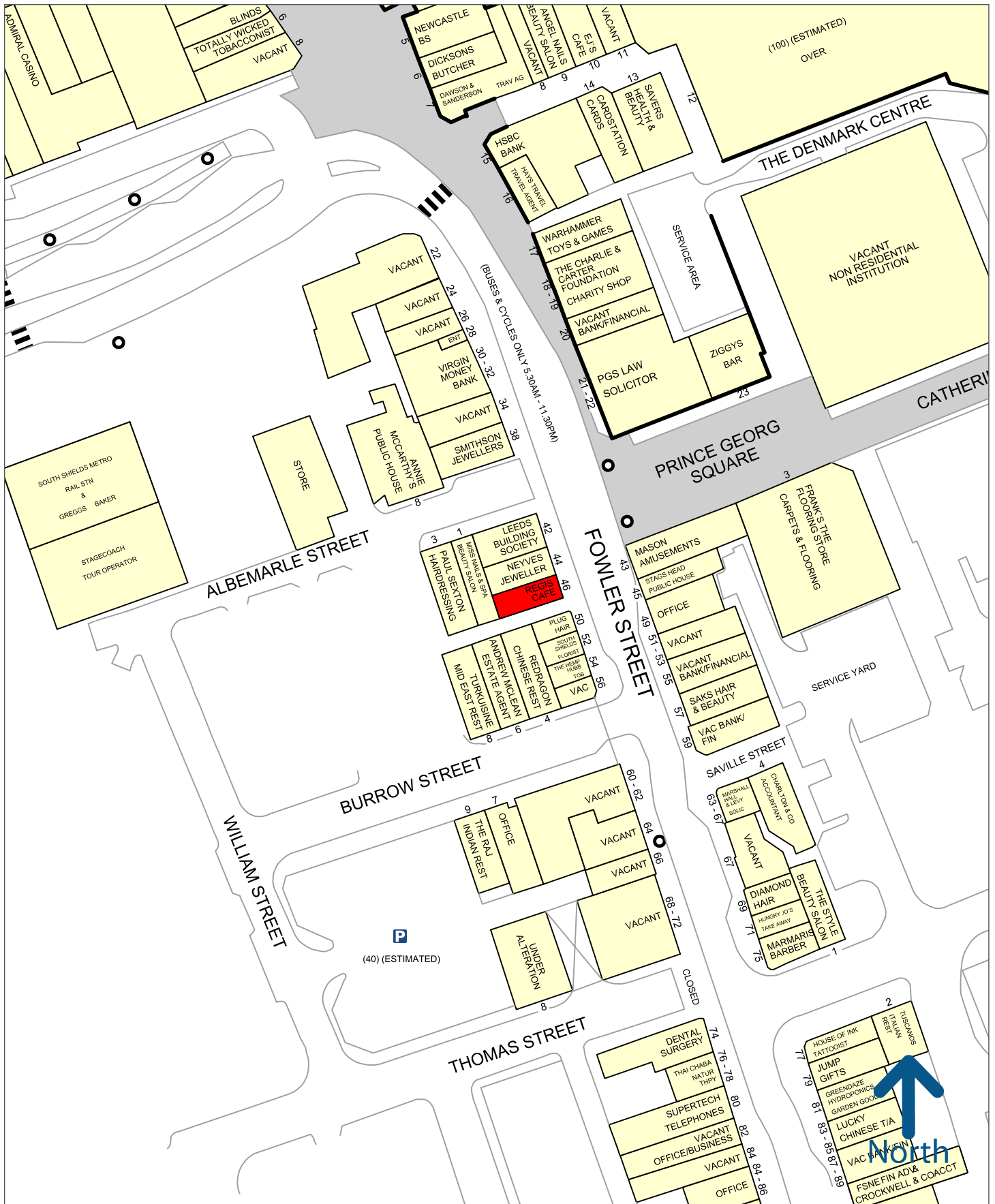
### Ref

C4068

### EPC

Energy rating C





50 metres

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