

Sunderland: 0191 5658844
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To Let

Retail Premises

1 Albemarle Street
South Shields
NE33 1LZ

- Town Centre retail unit last occupied as Nail Salon
- Located just off Fowler Street
- On street parking nearby
- Ground floor only
- Sales Area 880 ft (81.75 m²)
- Suit variety of uses

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

Location

Albemarle Street is located just off Fowler Street which is a well established secondary shopping location within South Shields Town Centre. The unit adjoins Leeds Building Society. The property benefits from good transport links being within close proximity to a number of public car parking and South Shields Transport Interchange for Public Transport Links.

Description

The property is arranged on ground floor only comprising well presented sales shop with washroom facilities to the rear. The property was occupied as a Nail Salon for a number of years and would be suitable for this or a number of other uses.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	16'3"	4.95
	Decreasing to	18'1"	5.51
	Sales Depth	36'2"	11.02
	Sales Area	880	81.75
Washroom			

Tenure

A new Lease is available at a commencing annual rental of **£8,000** for a term of years to be agreed (minimum 3 years) on an effective T.INT basis with service charge provisions 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
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£7,200**. The Uniform Business Rate for the Rates Year 2023/2024 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

C4151

EPC

Energy Rating 28/B

Internal

