



To Let

Retail Premises

71 Fowler Street
South Shields
NE33 1NT

- Compact retail premises
- Ground Floor only
- Long established sandwich shop
- Suit a number of uses
- Busy bus route
- 295 ft² (27 m²)

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

Location

The property is well situated in a well established secondary town centre shopping location comprising local occupiers including specialist shops, hair salons, dentist, solicitors etc

Description

The premises are arranged on the ground floor and comprise a former sandwich shop. The sales area has been sub divided to create a front shop area with preparation area and separate washroom to the rear and is well presented and suitable for other uses.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	12'9"	3.88
	Decreasing to	12'6"	3.81
	Sales Depth	26'4"	8.03
	Sales Area	295	27.41
WC			

Tenure

A new Lease is available at a commencing annual rental of **£5,200 (£100 per week)** 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
- 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 **£3,600**. 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

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

C4168

EPC

Energy Rating 97/D