



To Let

Office/Gym Premises

42a Fowler Street
South Shields
NE33 1PG

- Above Leeds Building Society
- Last used as a fitness centre
- First Floor 1028 ft² (95 m²)
- Second Floor 453 ft² (42 m²)
- Busy bus route next to Transport Interchange

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.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
First Floor		
Office	1028	95.50
Second Floor		
Office	453	42.08
TOTAL	1481	137.58

Tenure

A new Lease is available at a commencing annual rental of **£6,000** for a term of years to be agreed (minimum **3** years) on an effective T.INT&INS basis subject to **3** yearly Rent Reviews.

VAT

The rent is not subject to VAT.

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**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£4,850**. The Uniform Business Rate for the Rates Year 2024/2025 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

C4237

EPC

Energy Rating 124/E