

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Office Premises

First Floor
19 Westoe Road
South Shields
NE33 4LS

- Town Centre First Floor office suite
- Self-contained with **1 parking space**
- 3 offices, kitchen and WC **473 ft² (43.94 m²)**
- Busy main road location adjacent to Town Hall
- Suit professional or sports injury type use etc
- Available **January 2025**

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

Location

Westoe Road is a main arterial route leading in and out of South Shields Town Centre and the property is prominently located close to South Shields Town Hall and Civic offices and Beach Road which is the main professional area.

Description

The well-presented office suite is located on the first floor and comprises 3 offices, kitchen and WC. The suite is gas centrally heated and has self-contained access with entry-com system from Westoe road. There is also a secondary rear internal staircase leading down to the year in which 1 car parking space is allocated.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Separate entrance		
First Floor		
3 offices plus kitchen	473	43.94
WC		
Externally		
1 car parking space		

Tenure

A new Lease is available at a commencing annual rental of **£5,400** (£450 pcm) for a term of years to be agreed (minimum **3** years) on Tenant Internal Repairing basis. The property forms part of a larger building and there is a service charge payable covering electricity, gas water/sewerage charges, common areas, maintenance/décor, external general repairs reviewed annually. The service charge for the current year is £682.50 per quarter with any overpayments being returned to the tenant. **A rental bond may be required subject to status.**

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 – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

Subject to meeting certain criteria we understand the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification if required.

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

C4273

EPC

Energy Rating 125/E