



To Let

Workshop Premises

Unit 4 Evans Yard
Templetown
Commercial Road
South Shields
NE33 5SH

- Garage/Workshop premises
- With separate Showroom/Office/Store
- Totalling **5,502 ft² (511 m²)**
- Refurbished and roofed 2025
- Maximum eaves height **4.29 m**
- Suit variety of commercial uses

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

Location

Templetown lies to the south west of South Shields town centre just off Commercial Road. This area is predominately in commercial and industrial use and is on the southern bank of the river Tyne.

Description

The property comprises single storey industrial unit which was re roofed in 2025.

The unit is accessed via an electric roller shutter door 4.5 m width x 3.89 m height.

The minimum eaves height is 3.56m 11/8 increasing to a maximum of 4.29m

Shared parking is provided to the front.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Workshop	4630	430.13
Store/Office/WC	872	81.01
TOTAL	5502	511.14

Tenure

A new Lease is available at a commencing annual rental of **£23,500** for a term of years to be agreed (minimum **3** years) on a tenant FRI basis subject to **3** yearly Rent Reviews.

VAT

Figures quoted exclude VAT where chargeable.

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)

The Valuation Office has confirmed the current Rateable Value is **£17,000**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2p. If necessary, a written request should be made to the Local Authority for confirmation.

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

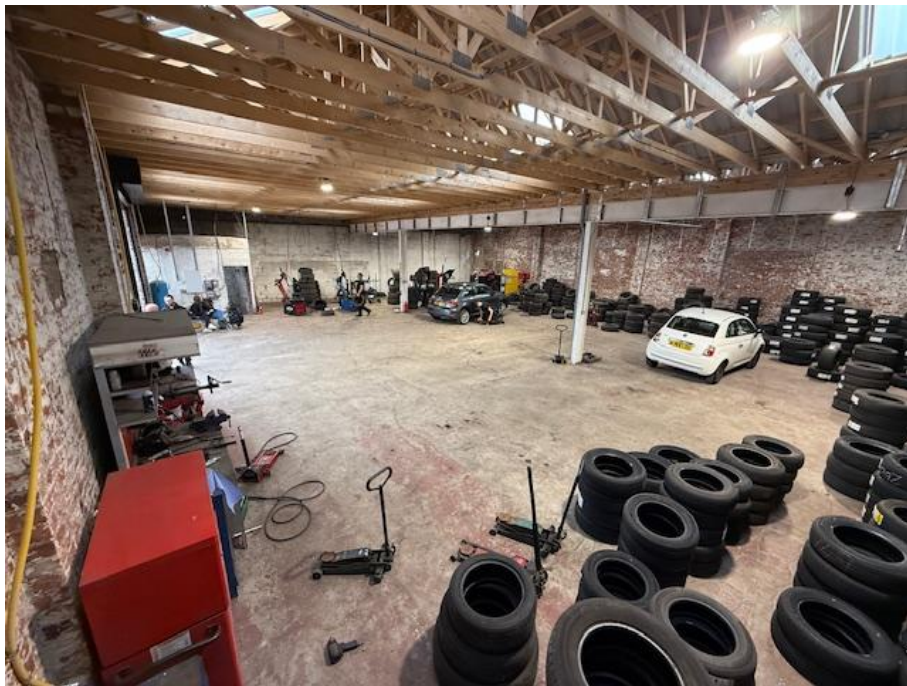
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4318

EPC

Energy Rating 90/D



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