

Sunderland: 0191 5658844
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To Let

Retail Premises

42 Fowler Street
South Shields
NE33 1PG

- Prominent Town Centre Shop
- Sales 675 sqft (62.7 m2)
- Ancillary 378 sqft (35.1m2)
- Well presented and suitable for a number of uses
- 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

Well presented former building society premises all on Ground Floor benefiting from suspended ceilings and air conditioning. Comprises Sales area together with well presented offices and staff room, all on ground floor.

Accommodation

The property briefly comprises as follows:-

Ground Floor		ft	m	ft2	m2
Sales Area	Internal Width	20'0"	6.096		
	Sales Depth	38'0"	11.58		
	Sales Area			675	62.71
Ground Floor					
offices				335	31.12
Staff room				180	16.72

Tenure

A new Lease is available at a commencing annual rental of **£12 000** for a term of years to be agreed (minimum **3** years) on an effective FRI 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 **£6,900**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. 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

C4373

EPC

Energy Rating 67/C



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