

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Retail/Office Premises

96-98 Fowler Street
South Shields
NE33 1PD

- Town Centre Retail/Office premises
- Built to full site depth on ground floor
- **Ground floor** totalling **1060 ft² (98.47 m²)**
- **First floor** offices **431 ft² (40.04 m²)**
- **Second floor** offices/stores **269 ft² (24.80m²)**
- Nearby parking and Transport Interchange

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

Location

Fowler Street is a secondary retail pitch within South Shields Town centre linking Westoe Road to King Street. The property is located near to Beach Road, South Shields Town Hall and the main estate agency pitch and is also close to the Transport Interchange.

Description

The property is arranged over 3 floors having been built to full site depth at ground floor.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	20'1	6.12		
	Sales Depth	43'7"	13.28		
	Sales Area			784	72.83
Rear Sales				276	25.64
Kitchen and WC's					
FIRST FLOOR					
Offices				431	40.04
SECOND FLOOR					
Offices/Stores				269	24.99

Tenure

A new Lease is available at a commencing annual rental of **£10,800** for a term of years to be agreed (minimum 3 years) on an FRI basis.

VAT

The property 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)

The Valuation Office has confirmed the current Rateable Value is **£6,700**. 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

C4389

EPC

Energy Rating 68/C



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