

Busy Town Centre Street | THREE STORY
RETAIL or OFFICE UNIT



RETAIL OR OFFICE UNIT IN SOUTH SHIELDS

34-36 Fowler Street, South Shields, NE33 1NA

- + £249 per week (£12,948pa)
- + Total area 1703sqft (158.2sqm) spanning over three stories.
- + Busy town centre street with high footfall.
- + Ideal transport links with the recently built South Shields bus and Metro station located to the rear of the building.
- + Retailers nearby include Jewellers, Virgin Money, Florist, Nail Salon, McDonalds, Greggs and more.
- + Public parking area to the rear



Thrower Stone Group

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Location

The property is situated on Fowler Street in South Shields. It benefits from excellent transport links with South Shields Metro Station a two minute walk away (0.1 mile). There are several bus routes close by. Nearby retailers include Jewellers, Virgin Money, Florist, Nail Salon, McDonalds, Greggs and a range of restaurants and cafes.

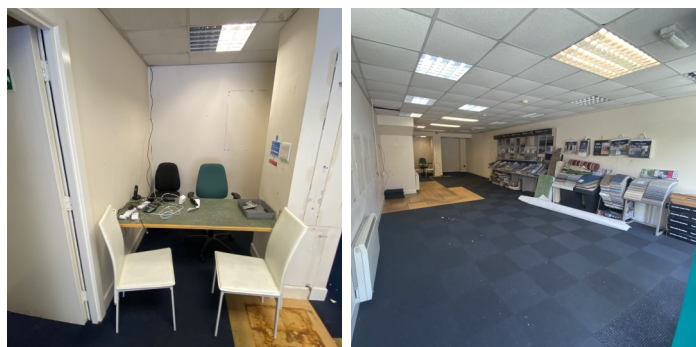
Description

This centrally located shop is ideal for starting or relocating your business. The building comprises of three stories, on the ground floor there is a large retail or office area with a new suspended ceiling with inserted lights. The first floor has a kitchenette, staff toilets and extra office rooms which can be used as storage area. The second floor comprises of a large storage room. Additionally there is public parking area to the rear of the property. The unit is secure and benefits from external electric roller shutters and a rear fire exit, it is clean and tidy and is available for immediate occupation.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground Retail Zone A:	36.3sqm	(391sqft)
Ground Retail Zone B:	30.7sqm	(330sqft)
First Retail Area:	33.9sqm	(365sqft)
First Kitchen:	11.2sqm	(121sqft)
First Staff Toilets:	5.5sqm	(59sqft)
First Internal Storage:	6.9sqm	(74sqft)
Second Internal Storage:	33.7sqm	(363sqft)
Total Area:	158.2sqm	(1703sqft)



Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £12,948 per annum exclusive.

Business Rates

The current rating assessment is as follows: Shop & Premises £7,900.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact South Tyneside Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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5. Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT



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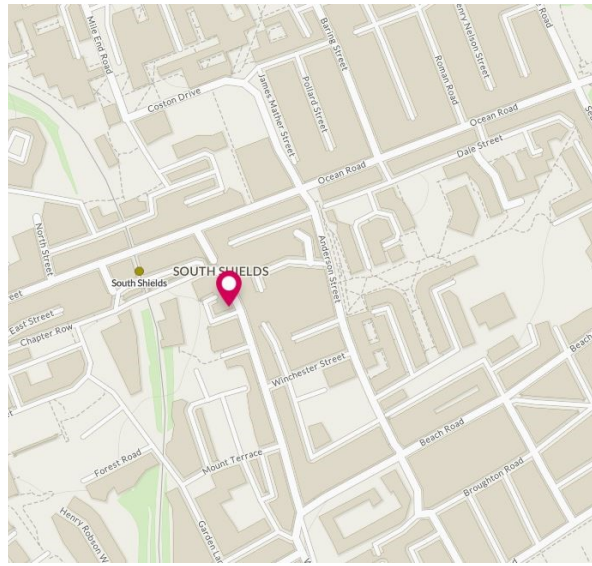
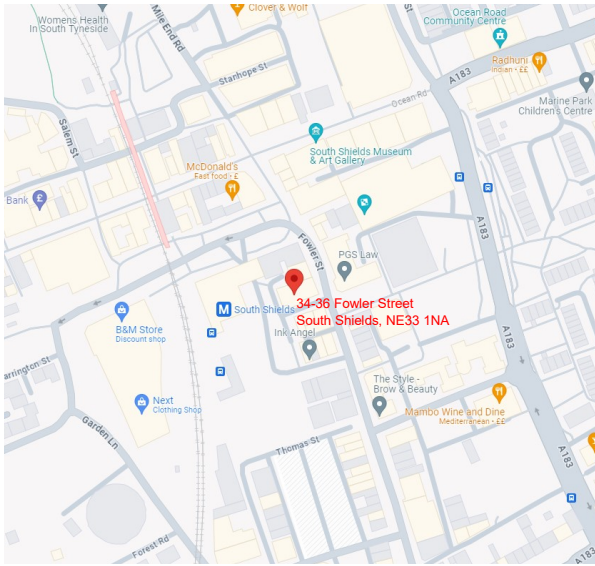


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