



**Lambert
Smith
Hampton**

0191 232 6291

To Let

Retail/Office Premises

Prominent Retail Location

112 Fowler Street, South Shields, NE33 1PZ



- 83.5 Sq M (898.8 Sq Ft)
- Prominent High Street location
- Self contained unit
- A2 Use Classification

Lambert Smith Hampton

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

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Location



The subject property is located within South Shields, 8 miles north of Sunderland and 12 miles east of Gateshead. South Shields is the main retail location for the South Tyneside area, with a population of circa 153,00 people.

Fowler Street forms part of an established retail pitch within South Shields Town Centre linking Westoe Road and King Street. The property is located within the southern block of Fowler Street close to the Town Hall and Civic Offices. The property comprises a ground floor office or retail unit with basement stores.

Description

Built to a full site depth at ground floor and has been occupied as offices under Use Classification A2 for a number of years, but would suit alternative uses subject to the necessary planning consents.

Fronting onto Fowler Street, the premises benefits from the following features:-

- Suspended ceiling and carpets throughout
- Full height glazed frontage
- Category II lighting
- WC facilities

Accommodation

The property comprises the following approximate Net Internal floor areas:

Floor Area	Sq M	Sq Ft
Basement Stores	22.6	243.3
Ground Floor	60.9	655.5
Total	83.5	898.8

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property is entered into the 2017 Rating List as follows:-

Shop & Premises
Rateable Value: £10,500

Terms

The premises are available by way of new lease terms at an asking rent of £9,500 per annum.

Planning

The property was most recently occupied by Bridgford's letting agents and has been used for offices under A2 Use Classification.

A variety of alternative uses may be suitable for the property subject to planning.

Interested parties are advised to make their own enquiries with the Local Planning Authority.

Services

We understand that all mains services are available to the property.

Energy Performance Certificate (EPC)

The property has been rated within Band C-68. A copy of the EPC is available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

David Robinson
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2nd April 2019

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