

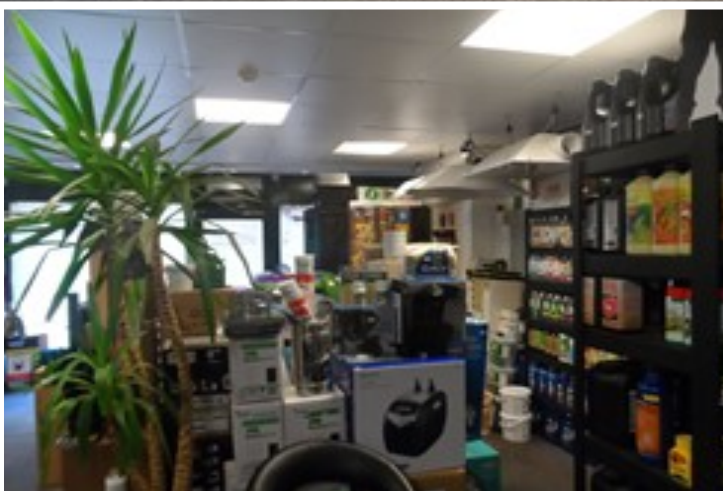
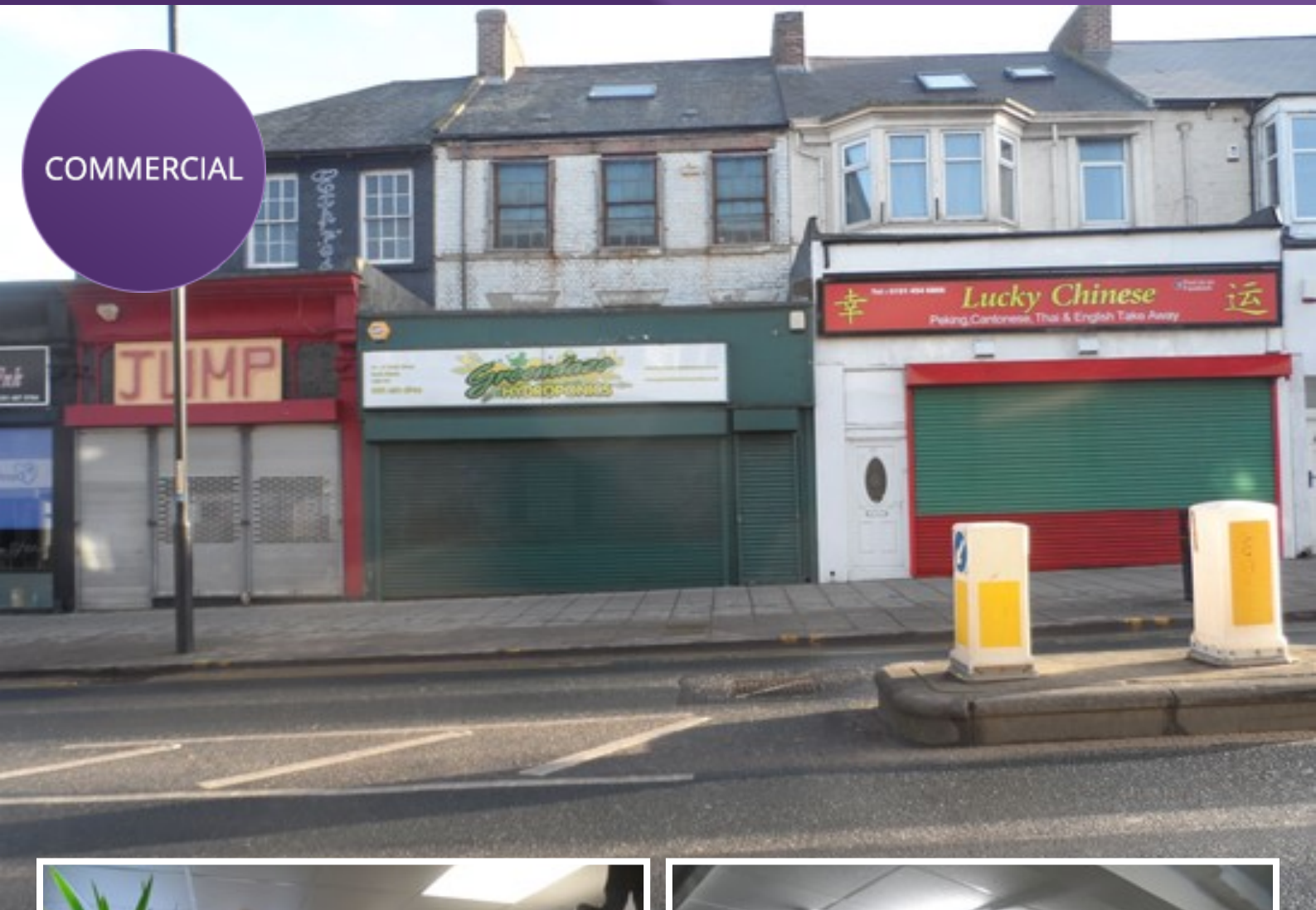
**retail in NE33**

Fowler Street, South Shields  
Tyne and Wear, NE33 1NT

**£125,000**

- ✓ Three storey building
- ✓ Ground floor retail
- ✓ Freehold title
- ✓ Storage/office space on 1st & 2nd floors
- ✓ Central location
- ✓ NIA - 953sqft

COMMERCIAL



# Summary

- Property Type: Retail - Parking: Allocated Price: £125,000

## Description

We are pleased to offer this ground floor retail with first and second storage/office areas. The property briefly comprises of retail area and plant room to the ground floor with 1 room and a store to the first floor and finally 2 rooms and a kitchen to the second floor. The premises occupies a prominent position on Fowler Street benefiting from a reasonable level of services and facilities together with good levels of footfall and passing trade.

## Location

The subject property is located on Fowler Street, South Shields which lies approximately 8 miles North of Sunderland, 12 miles East of Gateshead. South Shields also lies within close proximity to the Tyne Tunnel with convenient links to the A19 and A185. The premises occupies a prominent position on Fowler Street benefiting from a reasonable level of services and facilities together with good levels of footfall and passing trade.

## Accommodation

### GROUND FLOOR:

Retail area - 9.4m x 4.9m

Plant room - 4.2m x 3.2m

W.C/

### FIRST FLOOR:

Room 1 - 4.2m x 3.3m

Store - 3.6m x 4.9m

### SECOND FLOOR:

Room 1 - 5.6m x 4.6m

Room 2 - 3.8m x 4.6m

Kitchen - 4.3m x 3.2m

NIA - 88.5m (953sqft)

## Tenure

Freehold. Title number TY42832.

## EPC

Available upon request (rating G).

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## Fowler Street, South Shields, Tyne and Wear, NE33 1NT

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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