

# Retail Unit To Let

26 Fowler Street, South Shields, NE33 1NA

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Retail unit to let
- Total size of 133.7m<sup>2</sup> (1,439ft<sup>2</sup>)
- High pedestrian footfall
- EPC Rating D85
- Town centre location
- Suitable for a variety of uses STPP

**Rent from £100 per week**

**LOCATION**

The property is located in South Shields town centre and is situated on the popular Fowler Street. The street benefits from a high rate of pedestrian footfall due to it being home to a number of national and local retailers including HSBC, Smithson Jewellers, Leeds Building Society and Hollywood Nails.

The property benefits from a good passing trade due a number of direct bus routes, ample car parking facilities and access routes in nearby surrounding areas. Newcastle city centre is positioned 12 miles to the west and is access via the A184.

**DESCRIPTION**

The subject property is a ground floor mid terrace unit which has previously been occupied by Londis Newsagents. The property currently benefits from A1 (retail) use, but may be suitable for alternate uses subject to planning permission.

**ACCOMMODATION**

Ground floor                      133.7m<sup>2</sup>                      1,439ft<sup>2</sup>

**RATING ASSESSMENT**

Description	RV	Estimated Rates Payable
Shop and Premises	£15,000	£7,200

We are advised that the rateable value of the premises as at 1 April 2017 is £15,000 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

**EPC RATING**

D85

**TERMS**

The subject property is available by way of a new lease with terms to be agreed from £100 (One Hundred Pounds) per week. Service charge is payable with details available on request.

**VAT**

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

**LEGAL COSTS**

Each party is to bear their own legal costs involved in the transaction.

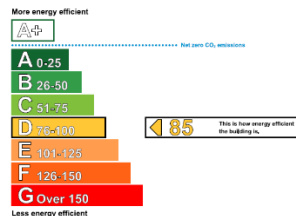
**MONEY LAUNDERING REGULATIONS**

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**VIEWING**

For general enquiries and viewing arrangements please contact Nicholas Bramwell or Jamie Wales at Bradley Hall.

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**Email:** [jamie.wales@bradleyhall.co.uk](mailto:jamie.wales@bradleyhall.co.uk)  
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**AGENTS NOTES**

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on Fowler Street



0.2 miles from South Shields Metro Station



0.5 miles from A194  
0.2 miles from A183



17 miles from Newcastle International Airport