

## offices in NE33

Beach Road, South Shields  
Tyne and Wear, NE33 2QA

**£20,000** Per Annum

- ✓ Two storey, four floor property
- ✓ Office accommodation
- ✓ NIA 329sqm (3,543sqft)
- ✓ Parking space for 11 vehicles
- ✓ New lease terms available
- ✓ Gas, water and electric included in rent

COMMERCIAL



# Summary

- Property Type: Offices - Parking: Allocated Price: £20,000

## Description

Available to let is a two storey, four floor building located very prominently on the corners of Beach Road and Fowler Street. The building is Grade II listed with original features remaining, being built in the 1830s. The property comprises basement, office and reception rooms to first and second floors as well as further rooms on an attic floor, making up 20 rooms in total with an NIA of 3,543sqft. The property benefits from gas, water, electric and an alarm system, as well as 11 parking spaces to the rear.

## Location

The subject property is very prominently located on the corner of Beach Road and Fowler Street, South Shields, which lies approximately 8 miles north of Sunderland and 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 area benefits from a reasonable level of services and facilities together with good levels of footfall and passing trade.

## Accommodation

### BASEMENT

Room one: 11.22sqm  
Basement lounge: 26.40sqm  
Electric room  
Kitchenette: 5.04sqm  
Room two: 26.95sqm  
Room three: 15.04sqm  
Boiler room  
NIA 84.65sqm

### GROUND FLOOR

Corridor with stairs  
Room one: 27.93sqm  
Room two: 28.00sqm  
Reception room: 29.07sqm  
2 x W.C.s  
NIA 85.00sqm

### FIRST FLOOR

Room one: 20.64sqm  
Room two: 23.00sqm  
Room three: 12.96sqm  
Room four: 22.44sqm  
Room five: 18.70sqm  
Kitchenette: 6.15sqm  
NIA 103.89sqm

### SECOND FLOOR

Room one: 18.33sqm  
Room two: 15.36sqm  
Room three: 11.78sqm  
Room four: 10.15sqm  
NIA 55.62sqm

Total NIA 329.16sqm (3,543sqft)

## Lease Terms

Available by way of new lease terms.

## Rateable Value

The adopted rateable value is £24,500 as of 1st April 2017.  
Sourced from VOA.

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## EPC

The property is Grade II listed therefore does not require an Energy Performance Certificate.

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## VAT

We are advised that VAT is not applicable on this transaction.

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## Additional Information

For further information please contact our office direct on 0191-425-1507, 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.



## Beach Road, South Shields, Tyne and Wear, NE33 2QA

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

**2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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