

Property Details

Tel: 0191 232 7030

**SHOP UNIT TO LET
UNIT 1 FOWLER HOUSE
84-86 FOWLER STREET, SOUTH SHIELDS**

SUITABLE FOR A1/A2

Sales Area 130.52 m² (1,405 ft²)



LOCATION

The property occupies a prominent position on Fowler Street, 200 metres to the south of the prime shopping area of South Shields focused around King Street. The immediate area comprises a mixture of independent retailers, public sector and professional service providers and is recognised as an established location for Estate Agents.

Occupiers in the near vicinity include Army Careers, Colin Lilly Estate Agent, Watson & Brown Solicitor and Bairstow Eves.

DESCRIPTION

The premises were formerly occupied by Black Horse Financial Services and therefore benefit from a high standard of fit out including air conditioning/comfort cooling, suspended tiled ceiling, electrically operated roller shutter. The premises are arranged on ground floor only and have glazed meeting rooms to one side with kitchen, staff and WC's to the rear. There is a large public car park immediately to the rear of the building.

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www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

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Unit 1 Fowler House, 84-86 Fowler Street, South Shields

ACCOMMODATION

Internal width 6.9 m
Shop depth 21.8 m
Sales area 130.52 m² (1,405 ft²)
Kitchen & WC partitioned to the rear.

RENT

£20,000 per annum exclusive.

TERMS

A new lease is available for a term of years to be agreed (minimum 5 years) on an effectively FRI basis.

COSTS

The tenant will be responsible for the landlord's legal fees incurred in the preparation, settling and completion of the lease plus any VAT and Stamp Duty.

RATES

Rateable Value (2010 List): £15,500

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For further information or if you want to arrange a viewing contact Fergus Laird on 0191 232 7030 or email: ferguslaird@naylor.co.uk. Alternatively you can contact the joint agent Lofthouse & Partners on 0191 565 8844.

NAYLORS INSTRUCTIONS

You may search our company website www.naylor.co.uk for details of all our current instructions.

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