

# Property Details

**Tel: 0191 232 7030**

**TWO SHOP UNITS TO LET  
UNITS 1 & 3 FOWLER HOUSE  
84-86 FOWLER STREET, SOUTH SHIELDS**

**SUITABLE FOR A1/A2 OR POSSIBLY A5 USE**

**Sales Area 85.84 m<sup>2</sup> (924 ft<sup>2</sup>) or 130.52 m<sup>2</sup> (1,405 ft<sup>2</sup>)**



## LOCATION

The properties occupy 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 properties comprise two ground floor retail units being part of a larger 2 storey property which was fully refurbished approximately 3 years ago. Both units have been fitted to a very high standard with full height aluminium display window incorporating electronic security shutter and unit 1 benefits from an air conditioning system, Cat 5 data cabling and suspended ceiling with modern light fittings.

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## Unit 1 & 3 Fowler House, 84-86 Fowler Street, South Shields

### DESCRIPTION      Cont

There is access available to the rear lane from within the units and a large surface car park is situated to the rear of the property.

### ACCOMMODATION

#### **Unit 1**

Internal width    6.9 m  
Shop depth        21.8 m  
Sales area        130.52 m<sup>2</sup>      (1,405 ft<sup>2</sup>)  
Kitchen & WC partitioned to the rear.

#### **Unit 3**

Internal width    6.8 m  
Shop depth        17 m  
Sales area        85.84 m<sup>2</sup>      (924 ft<sup>2</sup>)

### RATES

Unit 1  
Rateable Value:      £13,000

Unit 3  
To be reassessed.

UBR for 2009/2010 list is 48.5p

### PLANNING

We understand Unit 1 has the benefit of planning consent for A2 use. We understand Unit 3 has been used as office premises in the past but would be suitable for either retail or office use or possible use as a hot food take away (A5).

### TERMS

Both properties are available of a new lease on the following principle terms:

**Rent:**            Unit 1            £20,000 per annum  
                      Unit 3            £15,875 per annum

**Term:**            To be agreed.

**Repair:**        Tenant to be responsible for internal repair of the property and to contribute towards the landlords costs incurred in respect of repair and maintenance of the exterior and structure of the building.

**Insurance:**    The tenant will reimburse a proportion of the landlords costs in respect of building insurance.

**Costs:**            Each party to be responsible for their own legal costs in the transaction.

### VAT

All figures quoted are exclusive of VAT where chargeable.

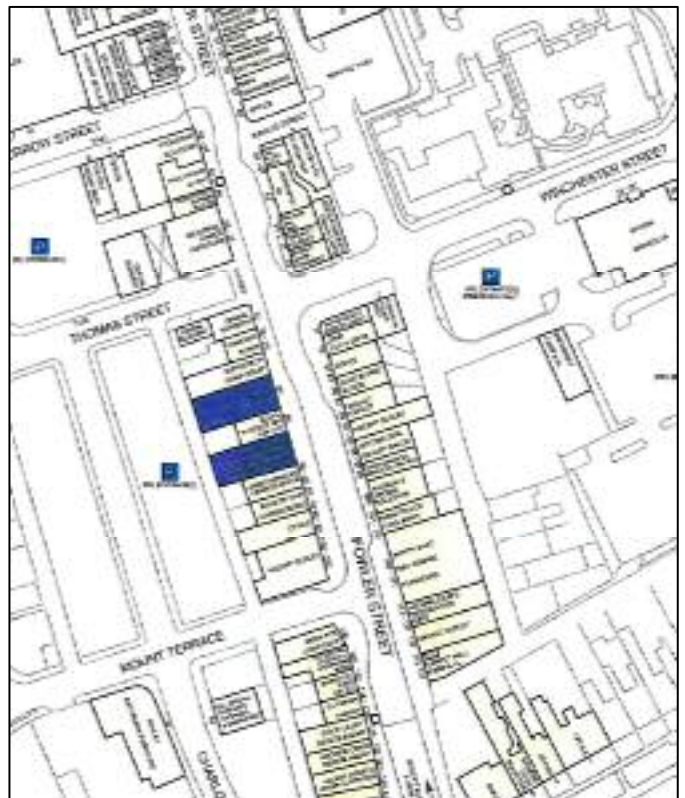
### FURTHER INFORMATION

For general enquiries please contact Tim Rodgers on 0191 232 7030 or email: [timrodgers@naylor.co.uk](mailto:timrodgers@naylor.co.uk). Alternatively you can contact the joint agent Lofthouse & Partners on 0191 565 8844.

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