

FOR SALE

High Street Retail

34-36 Fowler Street
South Shields
Tyne & Wear
NE33 1NA



- Prominent pedestrianised retail location in the heart of the town centre
- Close to other national occupiers including Virgin Money, Thomas Cook and Leeds Building Society.
- Total floor area of 1,569 sq ft over, ground and two upper floors
- Close to South Shields Metro Station & Transport Interchange
- Seeking OIE of £100,000

LOCATION

South Shields is situated south of the River Tyne, some 11 miles east of Newcastle upon Tyne. Road communications are good, with the A1300 connecting to the A194 and hence the A1, whilst the Metro provides frequent services to Newcastle city centre, the nearest Metro stop being a short walk from the property.

The town centre is undergoing significant redevelopment with the £100m South Shields 365 project. This will provide a new retail, leisure and cinema development. The new transport interchange and surrounding retail units have been recently completed. For more information on the transformation taking place in South Shields town centre please visit: <http://southshields365progress.com/>

DESCRIPTION

Mid-terraced property arranged over ground and two upper floors providing retail accommodation, previously occupied as Nexus Travel Shop. The premises would be suitable for a range of retailing uses subject to the necessary planning consents.

ACCOMMODATION

Ground Floor	63.94 sq m	(688.25 sq ft)
First Floor	45.07 sq m	(492.0 sq ft)
Second Floor	33.14 sq m	(356.7 sq ft)
Total	142.15 sq m	(1,536.95 sq ft)

TERMS

We are instructed to seek unconditional offers in excess of **£100,000 (One Hundred Thousand Pounds)**.

SUBJECT TO CONTRACT

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Shop & Premises: £17,000

The Small Business rate for the year 2020/2021 is 49.9 pence in the pound.

LEGAL COSTS

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

EPC

A new Energy Performance Certificate has been commissioned and will be made available as soon as possible

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

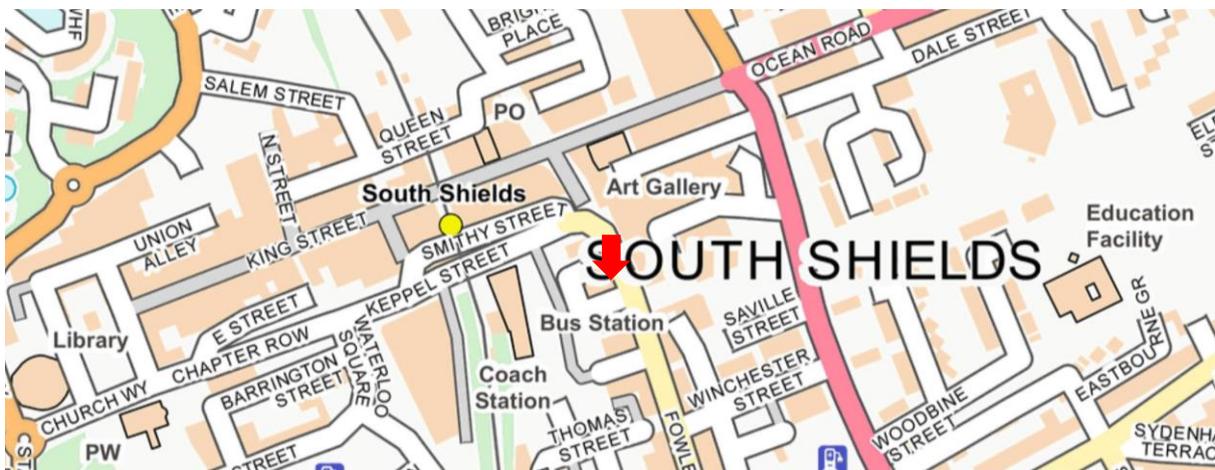
VIEWING

By appointment only through sole agent Johnson Tucker LLP.

For more information or to arrange viewing please contact:

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