



- GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR STORAGE
- FORMALLY OCCUPIED BY CASH 4 CLOTHES
- SITUATED ON BUSY SHOPPING PARADE
- PAY & DISPLAY CAR PARK DIRECTLY OPPOSITE
- BENEFITS FROM A HIGH VOLUME OF PASSING TRAFFIC
- CLOSE TO A RESIDENTIAL AREA

LOCATION

The property is situated on the southern side of the high street on a busy shopping parade close to the town centre and directly opposite a Pay and Display Car Park. It is well positioned on the High Street with a variety of local retailers and local restaurants and takeaways adjoining and also benefits from a high volume of passing traffic and is close to a residential area.

DESCRIPTION

The property comprises a ground floor lock up shop with sales area totalling 46.54 sq m (501 sq ft) benefiting from external security shutters. In addition there is an office and large ancillary storage to the rear. The property was formally occupied by Cash 4 Clothes and would be suitable for a number of alternative uses subject to the necessary consents.

ACCOMMODATION

The property briefly comprises as follows:

GROUND FLOOR SALES

72.90 m²(784 ft)

With suspended ceiling and integral lighting, 5 no radiators, a display boarding to walls, under stairs cupboard.

OFFICE

12.14 sq m (130 sq ft)

With suspended ceiling, 1 no. radiator.

KITCHEN AREA
8.26 sq m (88 sq ft)

Stainless steel single drainer sink, wall cupboard, water heater, leading to

REAR STORE
14.8 sq m (159 sq ft)

Combi boiler

STAFF W.C.

Off lobby with access to rear road.

FIRST FLOOR

Separate access door to former flat used for storage in association with ground floor unit.

TENURE

A new lease is available as commencing annual rental of £6900.00 per annum and for a term of lease to be agreed (minimum 5 years) on a full repairing and insuring basis.

COSTS

The proposed lessee will be responsible for the landlords legal fees incurred in the preparation, settling and completion of the lease plus any VAT and stamp duty.

VAT

Figures quoted exclude VAT where chargeable.

VIEWING:

Strictly by appointment via our South Shields office. Tel (0191) 427 0335.

SERVICES:

Mains, electricity, water.

RATEABLE VALUE

We have verbally been advised by the local authority (North Tyneside Council) that the rateable value is £6,500 for 2020/2021. Please note that it will be necessary for any occupier to confirm the rates payable with the local authority.

DISCLAIMER

None of the equipment or systems in the property have been tested by the agents and it is the responsibility of the purchaser/lessee to ensure that they are in working order.

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Price: £6900

144/146 Fowler Street South Shields
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Rentals: 0191 4270335