

# Prominent, Recently Refurbished, Landmark Property To Let

## 22 Fowler St, South Shields, NE33 1NA



South Tyneside Council

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TYNESIDE**

Iconic town centre property formerly known as Riddicks

Prominent retail frontages to Fowler Street and Keppel Street

New timber shop front incorporating decorative features and curved glazing

Over 8,000sq ft over Ground, Basement, First and Second floors

Separate and adjacent car parking available

New lease available on the whole or on a floor by floor basis

Potential to discuss opportunity for outdoor seating area

Suitable for a variety of uses

## Location

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South Shields is situated 12 miles to the east of Newcastle and 7 miles to the north of Sunderland and is the principal administrative centre of South Tyneside and has a catchment of approximately 80,000.

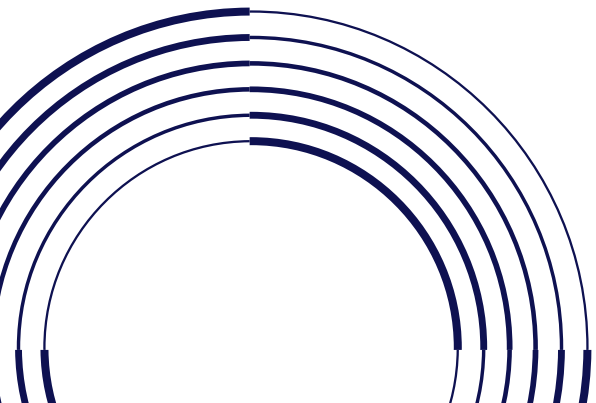
The property is situated on the corner of Fowler Street and Keppel Street adjacent to the recently completed Bus and Metro Passenger Transport Interchange and close to King Street, South Shields' principal retail thoroughfare.

ASDA, Next, River Island and B&M also trade close by adjacent to the Interchange.

The town centre is soon set to benefit from increased footfall when South Tyneside College relocate their multi-million-pound campus into the heart of South Shields.

The property has benefited from the Council's 365 Regeneration initiative which has so far delivered The Word – a new library and community facility, the Passenger Transport Interchange which focusses the Bus and Metro services into and out of a modern hub based in the centre of town. There have also been substantial environmental and landscaping improvements to Keppel Street in particular and to the areas adjacent to the subject property.

The precise location of the property is indicated on the Goad Plan included in these details.







# Description

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The property blends the old with the new. The older section was completed in 1907 for high end grocer Miller & Co and comprises basement, ground and two upper floors with a wrap around shop front and bay windows at first floor. An attractive cupola and roof level gable elements add to the prominence of the building.

A more recent three storey extension was subsequently added to the property at the western end of the premises.

The recent refurbishment has included tanking to the basement, new timber shop front and glazing, new three phase electric supply, lighting circuit, partial perimeter heating, new windows and insulation.

The property is otherwise in a shell condition and will require extensive fit out to suit the end user's purposes.

The Council are prepared to consider separation works for a suitably attractive proposal of part only, and also discuss incentives to assist tenants complete their fit out subject to approval of use and status checks.

# Accommodation

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Briefly the premises provide the following Gross Internal Areas and dimensions:-

|                                     |                       |             |
|-------------------------------------|-----------------------|-------------|
| <b>Net frontage - Fowler Street</b> | 8.00 m                | 26' 03"     |
| <b>Net frontage - Keppel Street</b> | 7.50 m                | 24' 07"     |
| <b>Internal Width (max)</b>         | 10.25 m               | 33' 08"     |
| <b>Shop Depth</b>                   | 23.44 m               | 76' 10"     |
| <b>Ground Floor</b>                 | 196.25 m <sup>2</sup> | 2,113 sq ft |
| <b>Basement</b>                     | 180.12 m <sup>2</sup> | 1,939 sq ft |
| <b>First Floor</b>                  | 193.15 m <sup>2</sup> | 2,079 sq ft |
| <b>Second Floor</b>                 | 201.08 m <sup>2</sup> | 2,164 sq ft |

There is an additional external area to the western elevation accessed by road and fronting Keppel Street which could be made available for private car parking or alternative uses subject to obtaining the necessary consents or licences.

A letting can be negotiated for the whole of the property or, subject to viability considerations, for individual floors.

## EPC

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An Energy Performance Certificate has been commissioned and will be available for inspection on completion.

## Use

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The property is suitable for a number of different uses including retail, office, restaurant and leisure under the new Class E. However, our client may also consider alternative uses such as Public House, boutique Hotel and residential use (for the upper floors) subject to the necessary consents.

## Lease Terms

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Our client has a preference to retain the freehold interest of the property and is prepared to consider a long 125 year full repairing lease at a peppercorn rent and premium payment.

Alternatively, a lease for a term to be agreed on a full repairing basis and incorporating upward rent reviews at 5 yearly intervals can be negotiated at a rent to be agreed depending on the space taken.

The landlord will insure the building and recover the cost from the tenant(s).

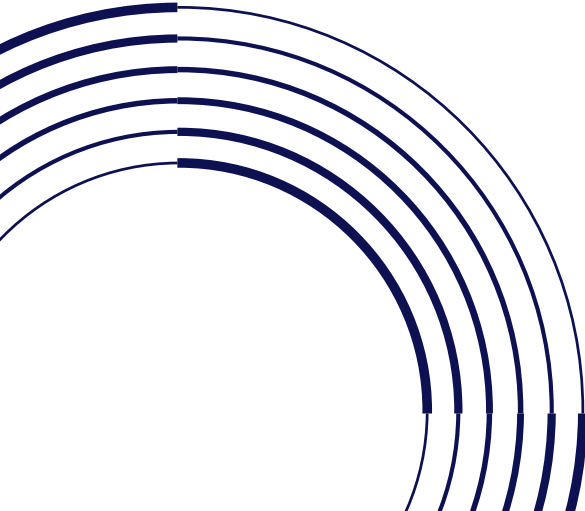
For the avoidance of doubt the insurance of the glass shop front will be the responsibility of the tenant.

If the property is let to more than one occupier a service charge may be appropriate whereby the landlord will undertake repairs to the structure and common parts and will recover a fair proportion of these costs from each of the tenants.

## Rent

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This will vary dependant on the extent of the demise taken and use proposed. Interested parties should discuss their proposals with the agents.



# VAT

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The property is registered for VAT purposes and therefore VAT will be payable on all rents.

# Money Laundering Regulations

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Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

A letter/Email will be sent to the proposed tenant once the terms have been agreed.

*MISREPRESENTATION ACT 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither ATF Retail*

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# Viewing

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Strictly by appointment with the Sole Letting Agent.  
Please contact:

Bob Fletcher

📞 | 07733 529228

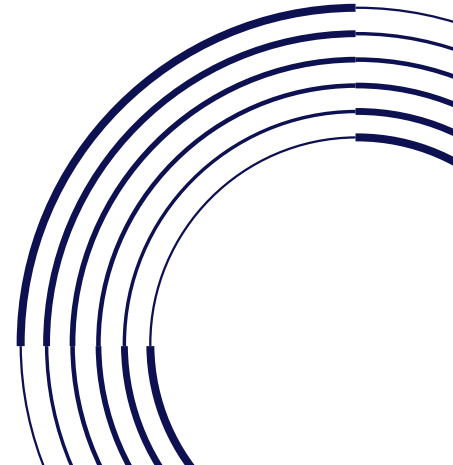
✉ | bob@atretail.co.uk



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