



22 Fowler St South Shields NE33 1NA

PROMINENT,
RECENTLY REFURBISHED,
LANDMARK PROPERTY
TO LET

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

Suitable for a variety of uses

Upon the Instructions of



South Tyneside Council

@retail
ANGUS : THURLBECK : FLETCHER
0191 280 4120
www.atretail.co.uk

LOCATION

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 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

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.

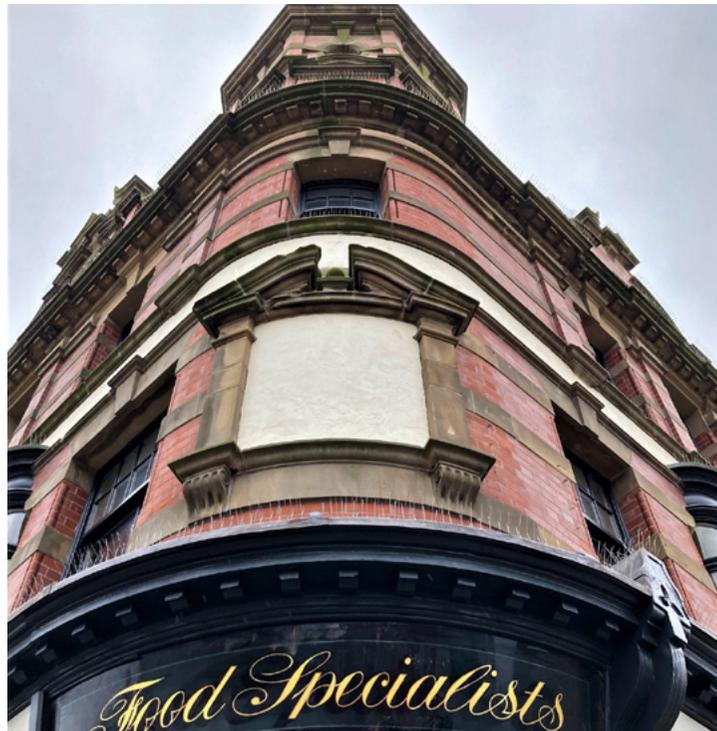
The recent refurbishment has included tanking to the basement, new timber shop front and glazing, new three phase electric supply, lighting circuit, partial perimeter heating, new windows and insulation.

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.



Available to let as
a whole or in parts





An exciting opportunity in the heart of South Shields



ACCOMMODATION

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

Net frontage - Fowler Street	8.00 m	26' 03"
Net frontage - Keppel Street	7.50 m	24' 07"
Internal Width (max)	10.25 m	33' 08"
Shop Depth	23.44 m	76' 10"
Ground Floor	196.25 m²	2,113 sq ft
Basement	180.12 m²	1,939 sq ft
First Floor	193.15 m²	2,079 sq ft
Second Floor	201.08 m²	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.

RATING ASSESSMENTS

Following completion of the refurbishment works the property has not been re assessed for rating purposes.

However, for indicative purposes the ground floor and basement was assessed previously and prior to refurbishment at a rateable value of £31,750. The works of refurbishment may enhance this assessment and interested parties should seek their own advice in this regard or speak to the Valuation Office direct. It is unlikely the property will be re-assessed until after the property has been occupied.

EPC

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

USE

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

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

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

VAT

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

MONEY LAUNDERING REGULATIONS

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.



VIEWING

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

BOB FLETCHER
M: 07733 529228
E: bob@atretail.co.uk

@retail
ANGUS : THURLBECK : FLETCHER
0191 280 4120
www.atretail.co.uk

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 Limited or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. FINANCE ACT 1989: Unless otherwise stated or prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every responsible effort has been made by ATF Retail Limited to ensure accuracy.

