

Ground Floor Retail Premises

To Let

South Shields

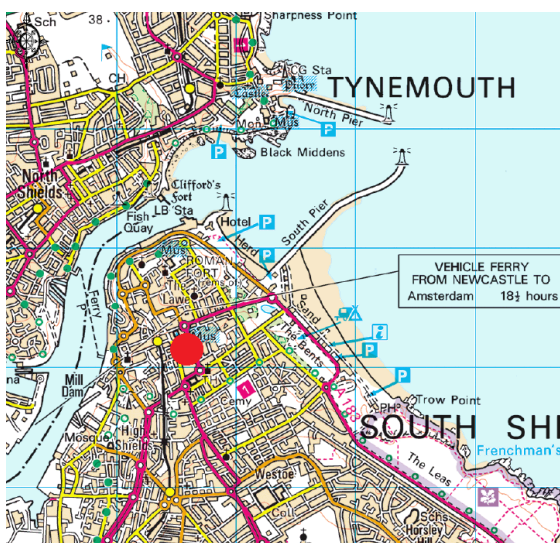
783 sq ft

53 Fowler Street, South Shields, Tyne & Wear, NE33 1NS

LOCATION

South Shields is an important area of industry and commerce within the region. It benefits from the presence of port facilities and the near proximity of the A19 routeway and both River Tyne tunnels. It also boasts a thriving leisure and tourism sector centred around an attractive Blue Flag Award winning beach, Sandhaven. It is also the main retail destination for the South Tyneside area with a population in the region of 153,000 people.

The property is located in the centre of South Shields occupying a prominent position on Fowler Street, a short walk from South Shields Transport Interchange, within an established retail area, linking to King Street. Nearby occupiers include Saks Hair, Shields Brow and Beauty Bar, The Handy Shop, Franks Flooring and Mason Gaming.



DESCRIPTION

The property comprises the ground floor premises of a prominent two storey building with residential accommodation above. Fowler Street is traditionally an important retailing location within the town centre and is a busy thoroughfare between the Town Hall and King Street.

The unit is arranged as a hairdressers and provides a generous sales area with suspended ceiling and recessed lighting / spot lighting and a wood effect floor. The unit also benefits from a storage area, kitchen and WC facilities at the rear and has an electric heating system. There are two large plate glass windows to the front with electric roller shutter.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Professional Statement (Incorporating IPMS) and the following approximate floor areas:

	Sq m	Sq ft
Ground Floor Sales	64.04	689
Rear Kitchen / Stores	8.7	94
Total	72.74	783
Ground Floor ITZA	51.56	555



USE

The property falls within Use Class 'E' which permits the following uses without the need for planning permission: shops (previously A1), Financial and Professional Services (previously A2), restaurants / cafes (previously A3, medical / health services / crèche (previously D1), indoor sports (previously D2) and business (previously B1). Interested parties are advised to make their own enquiries with South Tyneside Council in this regard.

TENURE

Leasehold

LEASE TERMS

The premises are available for occupation from March 2026 on a new effective full repairing and insuring lease by way of a service charge for a minimum term of three years.

RENT

The asking rent for the property is £8,000 per annum exclusive of business rates and all other outgoings.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors instructed.

IMPORTANT NOTICE

Dunlop Heywood gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

RATES

We are informed that the property's Rateable Value is:

Rateable Value (2026 List):	£6,100
Rates Payable 2026/27:	£0*

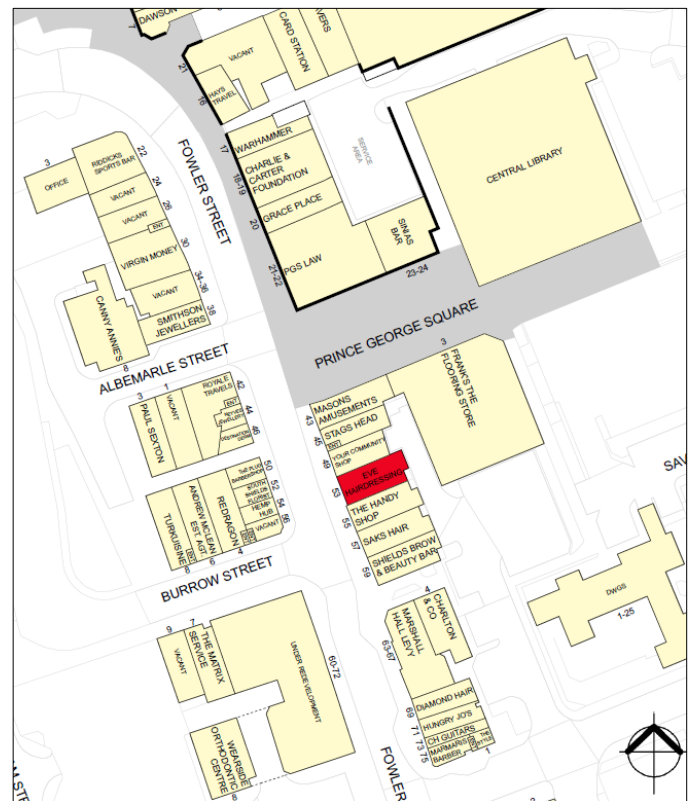
*to qualifying businesses entitled to Retail Discount for the current rates year. Interested parties are advised to make their own enquiries in this regard.

VAT

The property is not elected for VAT.

ENERGY PERFORMANCE

An Energy Performance Certificate (EPC) has been prepared, and the Energy Performance Asset Rating is C (73). A full copy of the EPC is available upon request.



VIEWINGS

For viewings or further information please contact:

Andrew Chandler on 0191 229 9714 or by email:

Andrew.chandler@dunlophewood.com

SUBJECT TO CONTRACT

February 2026