



## 44 Charlotte Street

, South Shields, NE33 1PX

£6,800 Per Annum



Ideal office space in the centre of town with public car parking next door. Former accountants premises and would suite a variety of office based businesses (or different subject to permissions) with accommodation over two floors with basement rooms used for storage. Available to let by way of assignment on an FRI basis with term to 1st May 2025 renewable. EPC G



Entrance lobby

Entrance lobby with door through to office and reception counter

Main office 23'7" x 12'7" min 14'1" max (7.20 x 3.83 min 4.29 max)

Bay windows and reception counter, electric storage heater

Rear hall

With stairs up and stairs down.

Staff WC

Separate WC and wash basin

Lower ground

Lower ground floor lobby with door to exit and stairs to the basement room

Basement

Used for storage

First floor

Landing and half landing with cupboard

Staff WC.

Separate WC and wash basin

Office 14'4" x 10'10" (4.38 x 3.30)

Alcove cupboard

Office 12'10" x 12'5" (3.90 x 3.78)

Cupboard and electric storage heater

External

Rear yard area

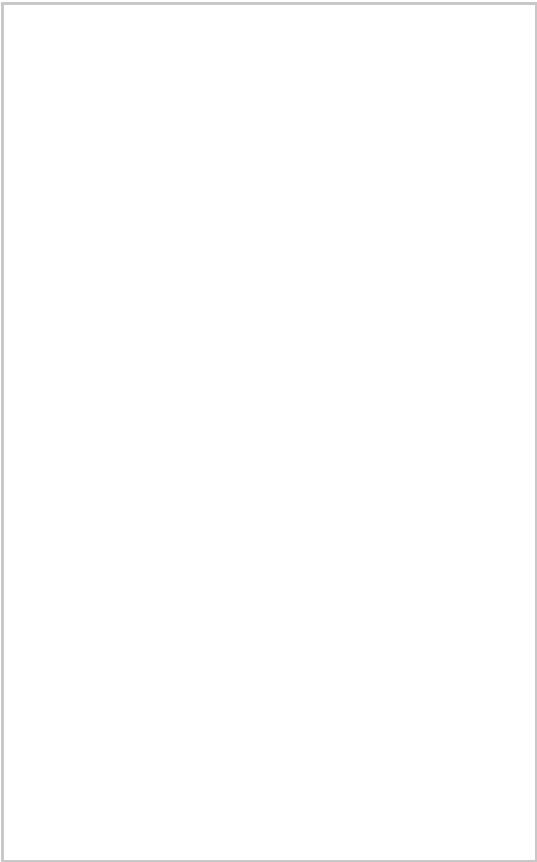
RV

2017 to present RV £3,582... 49.9p payable in the £1 2021-2022

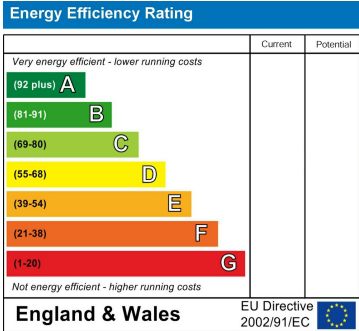
Area Map



Floor Plans



Energy Efficiency Graph



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