



## 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

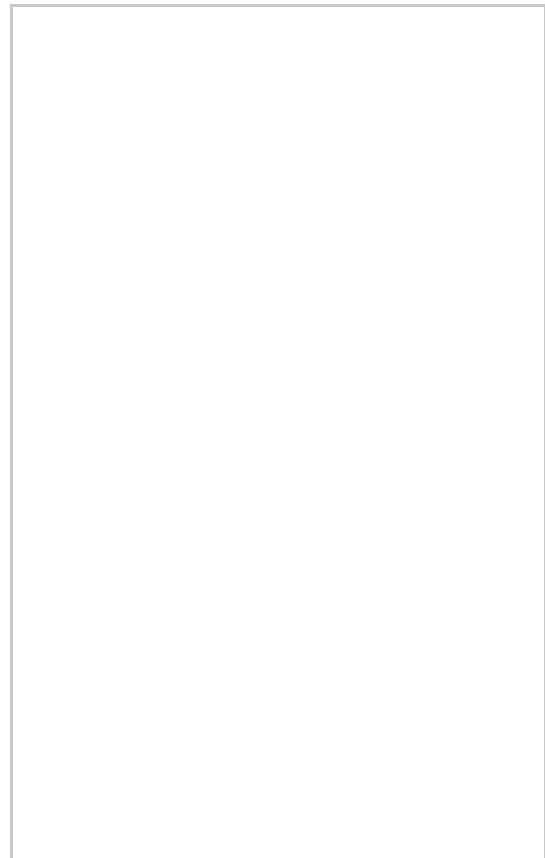
## RV

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

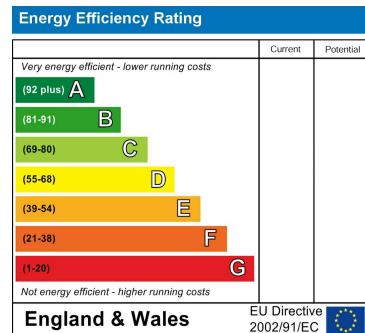
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.