



## 33 Frederick Street

South Shields, NE33 5DY

£1,200 PCM



A two storey commercial premises in this increasingly busy retail street with ample parking available. The premises have recently been renovated to a high standard and are over the two floors with a ground floor retail, showroom, staff WC and office, whilst to the first floor are two further rooms and another WC. There is secure covered storage for bins and stock to the rear. To Let £1200 PCM for a term to be agreed but based on 3 years. EPC D



**Main shop 31'7" x 14'9" (9.64 x 4.52)**  
The main showroom with electric independent radiators, ample power sockets and good lighting, plumbed for water, built in store and a roller shutter for security.

**Staff room**  
To the rear with a safe housing the cctv system, laminate floor and hall through the rear

**WC**  
Marble effect clad walls, electric towel radiator, vanity wash basin and WC, laminate floor

**First floor**  
Stairs from the main shop lead to the first floor opening into the rear room

**Front room 12'5" x 11'8" (3.81 x 3.58)**  
In shell condition with ply boarded floor and open to the rear room

**Rear room 15'8" x 15'8" (4.79 x 4.78)**  
Inshell condition with ply boarded floor and an independent electric radiator

**Staff WC**  
Vanity wash basin in unit, WC, electric towel radiator and laminate floor

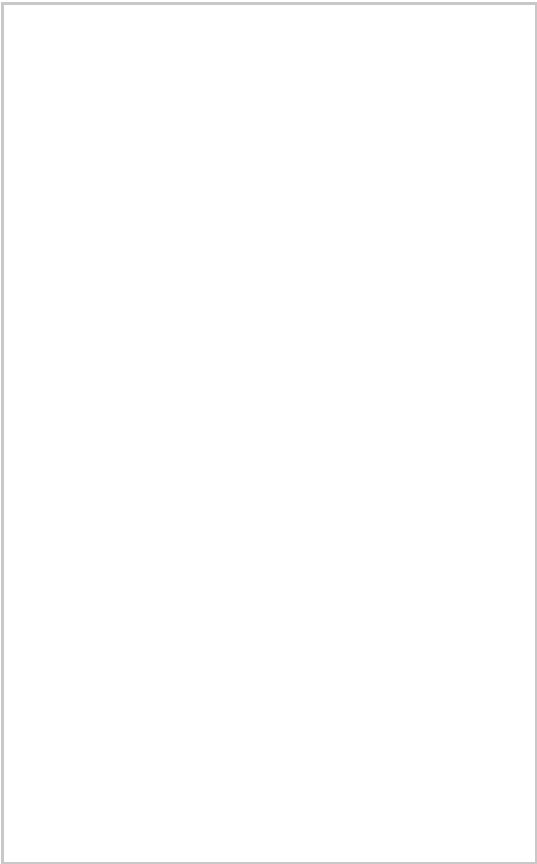
**External**  
Covered over storage area with access to the lane

**Note**  
To Let for a term to be agreed with the landlord, based on 3 years. RV £3450 with 49.8p payable in the £. EPC D

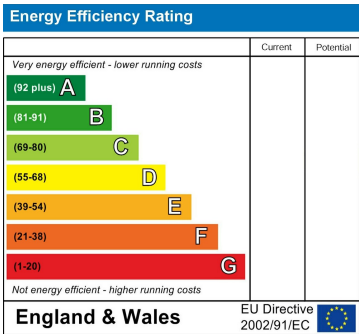
Area Map



Floor Plans



Energy Efficiency Graph



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