



## Crest House, 99A Fowler Street, South Shields, NE33 1NU

### Retail space to LET in South Shields

- Prime town centre accommodation
- Excellent visibility and location
- Strong public transport links
- Flexible layout
- Prime retail frontage

## Summary

<b>Available Size</b>	917 to 2,856 sq ft
<b>Rent</b>	£1,785 per month
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D

## Description

Situated in the very centre of South Shields, this attractive office space offers a flexible layout ideal for a range of business uses. Positioned prominently on the high street, the property benefits from excellent visibility and strong footfall, surrounded by established and reputable businesses.

Natural light and practical proportions create a comfortable and professional working environment, ideal for office-based or client-facing uses. The accommodation can be configured to suit occupier requirements, making it an ideal solution for growing or evolving companies. The landlord is flexible and open to discussing terms to support the right tenant, offering an excellent opportunity to secure a presence in this sought-after commercial location.

## Location

Crest House occupies a highly convenient town-centre location on Fowler Street, just moments from South Shields' main high street. The property sits within a well-established commercial area, benefiting from strong pedestrian activity and immediate access to a wide range of retail, professional, and leisure amenities.

The location is well served by public transport, with South Shields Metro Station and local bus routes within easy walking distance, providing excellent connectivity across South Tyneside, Newcastle, and the wider region. Road links are also readily accessible, allowing straightforward access to surrounding areas.

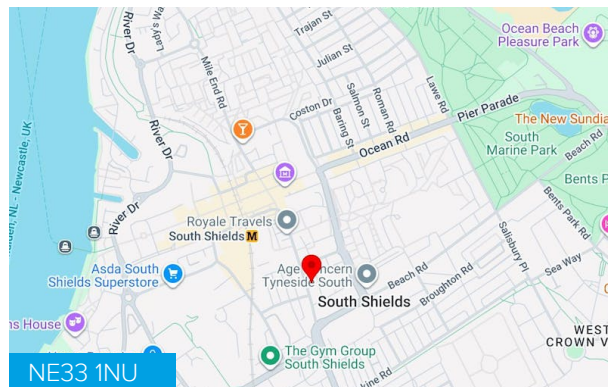
The A19 is located nearby, offering fast north-south connections to Newcastle, Sunderland, and the wider Tyne and Wear region. The Tyne Tunnel is also within easy reach, providing efficient access to North Tyneside and key motorway routes, including the A1(M).

These strong road links make Crest House a highly accessible and well-connected business location within South Shields.

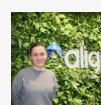
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	917	85.19	Available
1st	1,940	180.23	Available
<b>Total</b>	<b>2,857</b>	<b>265.42</b>	



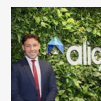
## Viewing & Further Information



**Amber Crampton**

01609 797 330

[amber.crampton@alignpropertypartners.co.uk](mailto:amber.crampton@alignpropertypartners.co.uk)



**John Routledge**

07443530922

[john.routledge@alignpropertypartners.co.uk](mailto:john.routledge@alignpropertypartners.co.uk)

**View Properties Here**  
[www.alignpropertypartners.co.uk](http://www.alignpropertypartners.co.uk)



# Energy performance certificate (EPC)

97-99a Fowler Street  
SOUTH SHIELDS  
NE33 1NU

Energy rating

**D**

Valid until: **3 April 2028**

Certificate number: **0950-0338-0009-2177-1006**

Property type **A1/A2 Retail and Financial/Professional services**

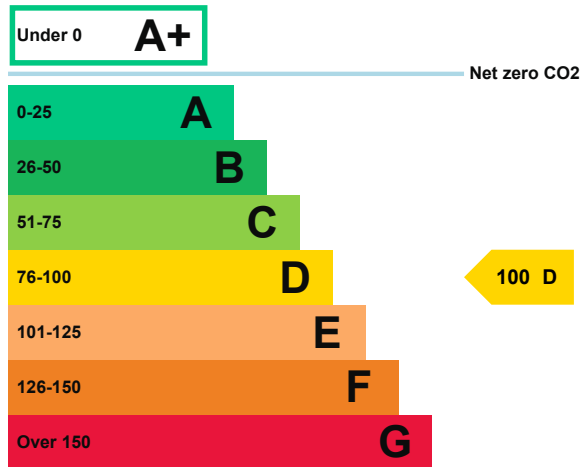
Total floor area **401 square metres**

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**28 B**

If typical of the existing stock

**81 D**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	77.01
Primary energy use (kWh/m <sup>2</sup> per year)	453

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0770-5901-0408-0910-3020\)](/energy-certificate/0770-5901-0408-0910-3020).

---

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	George Smith
-----------------	--------------

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO000595
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	DG Surveys
Employer address	1 Greenhow Close, Ryhope, Sunderland SR2 0LF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 March 2018
Date of certificate	4 April 2018

---