



## 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>	N/A
<b>Service Charge</b>	N/A
<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.

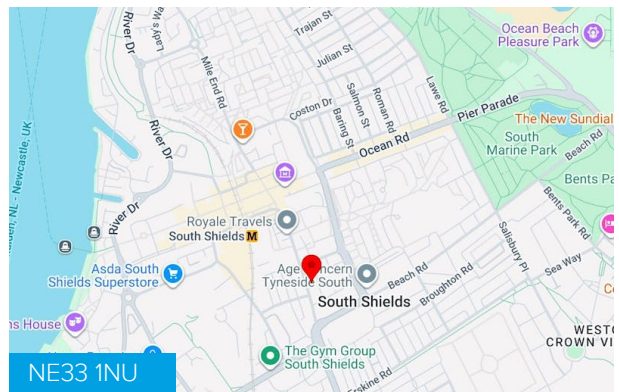
The A19 is located nearby, offering fast north-south connections to Newcastle, Sunderland, and the wider Tyne and Wear region. The Tyne Tunnel is also within easy reach, providing efficient access to North Tyneside and key motorway routes, including the A1(M).

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

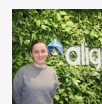
## Accommodation

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>	



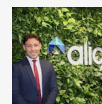
## Viewing & Further Information



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