

TO LET

Prime High Street Retail

50 King Street
South Shields
Tyne & Wear
NE33 1HZ



- Prime Town Centre, four storey retail premises
- Accommodation totalling 365m² (3,932ft²)
- Ground Floor Sales 91.46 (984 ft²)
- Fully pedestrianised High Street home to many national operators
- Potential for variety of uses
- Asking Rent: £25,000 per annum

LOCATION

South Shields is located approximately 4 miles south east of the Tyne Tunnel, 8 miles east of Newcastle upon Tyne and provides principal commercial centre for South Tyneside. With close proximity to the A19 dual carriageway, the town enjoys excellent communication links including the Tyne and Wear Metro Network and has a resident population of 82,854 persons widening to 157,785 persons in the South Tyneside district. (source Focus 2011). There is ongoing regeneration through the South Shields 365 scheme with Phase 2 underway in 2018.

SITUATION

The property is located in a prominent position on King St, South Shields' prime pedestrianised retail High Street. Nearby occupiers include Superdrug, Card Factory, Boots, Clarks and Tui as well as a range of other national and independent occupiers.

DESCRIPTION

The property comprises a mid-terraced four storey building with accommodation arranged as ground floor sales with ground floor offices, first, second and third floor storage. The ground floor benefits from a glazed prominent frontage with the benefit of electric security roller shutters.

ACCOMODATION

The building comprises the following Net Internal Areas;

Description	Sq ft	Sq m
Ground Floor	91.46 sq m	984 sq ft
Ground Floor Rear	45.71 sq m	492 sq ft
(ITZA)	(65.44 sq m)	(704 sq ft)
First Floor	139.29 sq m	1,499 sq ft
Second Floor	50.73 sq m	546 sq ft
Third Floor	38.21 sq m	411 sq ft
Total	365.4 sq m	3,932 sq ft

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £25,000 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

50 King Street:- £39,500

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has energy performance certificate rating of C58.

VAT

All figures quoted are exclusive of VAT where chargeable.

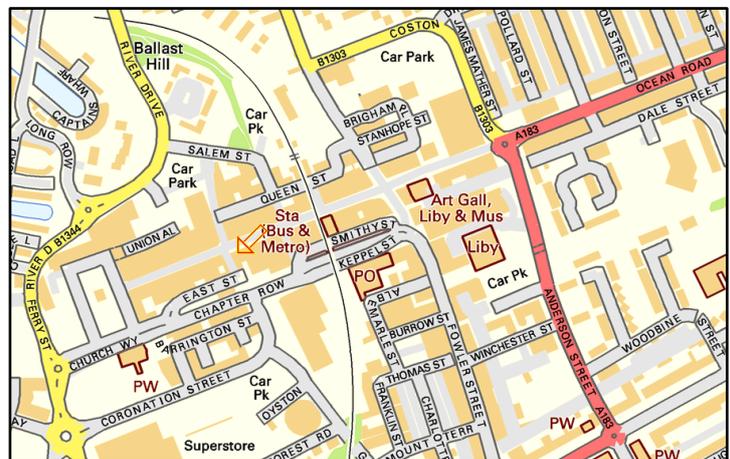
VIEWING

By appointment through Johnson Tucker LLP.

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SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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