

TO LET/FOR SALE

Prime High Street Retail

67/69 King Street
South Shields
Tyne & Wear
NE33 1DH

johnson
tucker 
chartered surveyors & property consultants



- Prime Town Centre, four storey retail premises
- Fully pedestrianised High Street home to many national operators
- Accommodation totalling 684m² (7,360ft²)
- Asking Rent: £30,000 per annum
- Ground Floor Sales 220m² (2,367 ft²)
- Asking Price: Offers over £300,000



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 Burton.

DESCRIPTION

The property comprises a Grade II listed self-contained end terraced four storey building with accommodation arranged as ground floor sales with first, second and third floor storage. The ground floor benefits from a partially glazed prominent return frontage.

ACCOMODATION

The building comprises the following Net Internal Areas;

Description	Sq ft	Sq m
Ground Floor	2,367 sq ft	219.9 sq m
(ITZA)	1,040 sq ft	96.62 sq m
First Floor	2,016 sq ft	187.29 sq m
Second Floor	2,370 sq ft	220.18 sq m
Third Floor	606 sq ft	56.3 sq m
Total	7,360 sq ft	684 sq m

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £30,000 per annum (exclusive). All other terms are to be agreed by negotiation.

Alternatively offers over £300,000 are invited for the Freehold interest in the property.

RATING ASSESSMENT

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

67/69 King Street:- £49,500

The Small Business rate for the year 2018/2019 is 48.0 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.

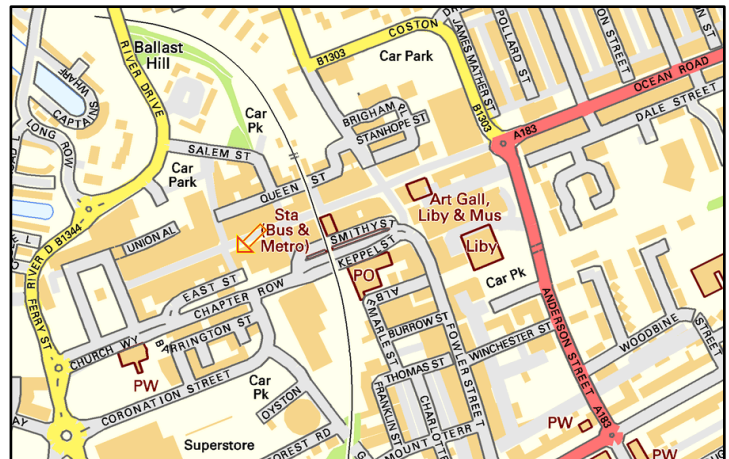
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SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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