

## retail in NE33

Ocean Road, South Shields  
Tyne and Wear, NE33 2HZ

**£12,000** Per Annum

- ✓ First Floor Retail
- ✓ Available by way of New Lease Terms
- ✓ Prominent Position
- ✓ NIA 41.38m2 (445 sqft)

COMMERCIAL



## Summary

- Property Type: Retail - Parking: Allocated Price: £12,000

## Description

The subject property is First Floor retail unit that has undergone a recent refurbishment throughout and suitable for a number of different occupiers as located in the heart of South Shields Town Centre.

## Location

The subject premises is located on Ocean Road, South Shields which lies approximately 8 miles north of Sunderland and 12 miles east of Gateshead. South Shields also lies within close proximity to the Tyne Tunnel with convenient links to the A19 and A185. The premises occupies a prominent position on Ocean Road which lies perpendicular to Fowler street. The area benefits from a reasonable level of services and facilities together with good levels of footfall and passing trade.

## Accommodation

First Floor: Consists of open plan retail area 41.38m<sup>2</sup>, Two storage rooms and Two WC's.  
NIA 41.38m<sup>2</sup> (445sq ft).

## Lease Terms

Available by way of new lease terms.

## Rateable Value

'The adopted rateable value is To be assessed of 1st April 2017.

Sourced from VOA.'

## EPC

We currently await a copy of the Energy Performance Certificate.

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## Ocean Road, South Shields, Tyne and Wear, NE33 2HZ

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.