

TO LET DUE TO RELOCATION
FIRST FLOOR RETAIL UNIT /
SHOWROOM
72 – 80 KING STREET,
SOUTH SHIELDS
NE33 1JE



PROMINENTLY POSITIONED RETAIL UNIT / SHOWROOM

**5,135 SQ. FT. OF TRADING SPACE WITH A FURTHER 5,823 SQ. FT.
ANCILLARY – POTENTIAL TO SPLIT**

**NEIGHBOURING OCCUPIERS INCLUDE SUPERDRUG, WHSMITH,
SELECT, B&M BARGAINS, AND CAFFÉ NERO**

**BENEFITS FROM A PAY AND DISPLAY CAR PARK TO THE REAR, AND
SOUTH SHIELDS METRO ADJACENT.**



SOUTH SHIELDS

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).

LOCATION

The property is located in a prime position on King St, South Shields' principal retail thoroughfare. There is a pay and display car park adjoining to the rear, and South Shields Metro Stop is located adjacent on King Street.

Nearby occupiers include **Superdrug, WHSmith, JD Sports, B&M Bargains, Caffé Nero, and Select.**

DESCRIPTION

The property comprises of a prominent retail unit with sales accommodation at first floor level and ancillary first floor staff/store areas. Access is at ground level on King Street via stairwell and escalator and loading is available from the rear on North Gate car park. Plans showcasing the current layout are available upon request.

ACCOMMODATION

The property provides the following approximate floor areas:-

Retail Area	477sq m	5,135sq ft
Additional Storage	541sq m	5,823sq ft

The unit has potential to be split into 2 units of circa 5,000sq ft benefiting from separate access arrangements. Further details available upon request.

TENURE

The premises are available on a new full repairing and insuring for a term of years to be agreed and incorporating five yearly upward only rent reviews as appropriate.

PLANNING

The unit has the benefit of A1 consent, however is suitable for a variety of other uses subject to consents.

Interested parties should verify this with the Local Authority with regard to their specific use.

RENT

£25,000 per annum exclusive of rates, services and other outgoings.

RATES

According to the Valuation Office website – <https://www.gov.uk/correct-your-business-rates>, the 2018 Draft Rating Assessment is as follows:-

Rateable Value	£25,250.00
Rates Payable 2019/20	£13,699.10

Interested parties are advised to make their own enquires as subject to individual circumstances the actual amount payable may vary.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with any transaction.

ENERGY PERFORMANCE CERTIFICATE

According the EPC register, the rating for the unit is D76.

A full copy of the certificates is available on request.

VAT

All figures quoted in these terms are exclusive of VAT where chargeable

VIEWING

Strictly by appointment through sole agents:

Ian Thurlbeck
Email iant@atretail.co.uk
DD 0191 280 4236
Mobile 07515 831417

Pete Townsend
Email pete@atretail.co.uk
DD 0191 280 4239
Mobile 07713 151970

April 2019





South Shields



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

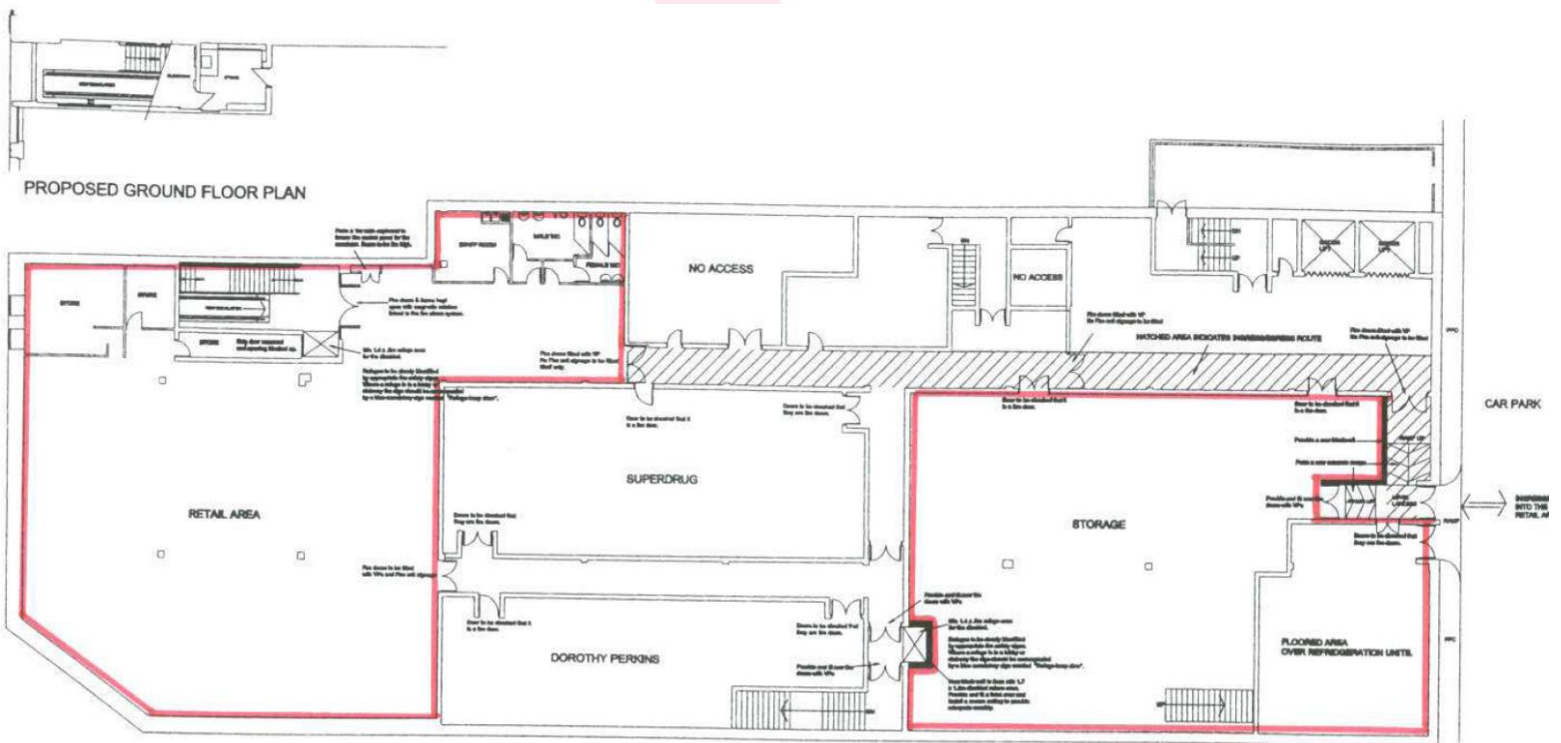
Experian Goad Plan Created: 08/09/2017
Created By: ATF Retail



Cobalt Business Exchange Cobalt Business Park, Cobalt Park Way, Newcastle upon Tyne, NE28 9NZ

T: 0191 280 4120 | E: info@atretail.co.uk | W: www.atretail.co.uk

ATF Retail Limited: Registered in England: 9196582



Misrepresentation Act 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither ATF Retail Limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991: Every reasonable effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

