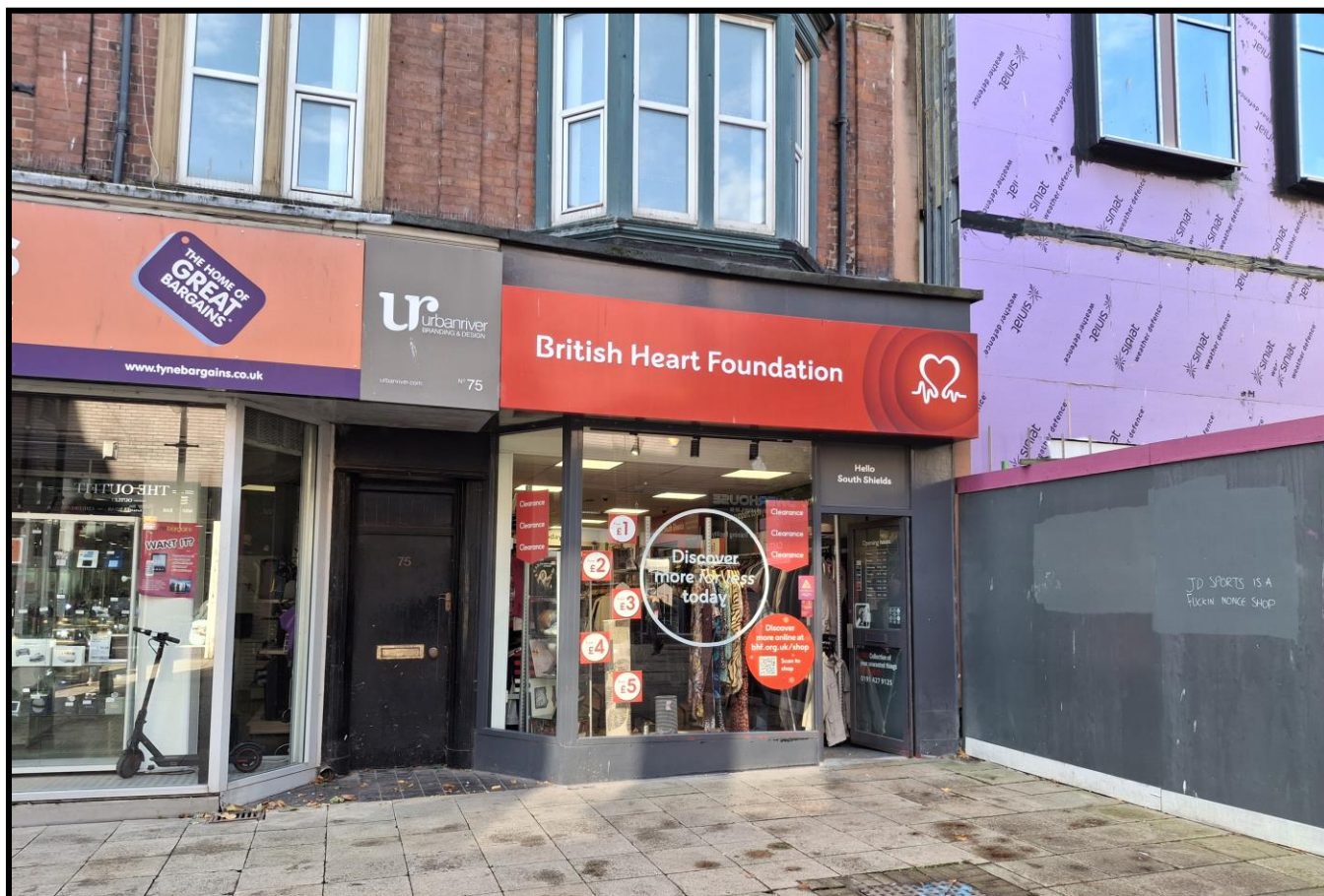


Retail Opportunity – available March 2027

REF: NE2250

77 King Street, South Shields NE33 1DP



- Adaptable Unit in prime location.
- Ground Floor Area 58 sq.m. (625 sq.ft.).
- Total Floor Area 110 sq.m. (1,200 sq.ft.).
- Adjacent to new South Tyneside College.
- Close to public transport links.
- ASKING RENT £18,000 per annum plus VAT.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

0191 487 8566
www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property is located in the heart of the town centre within an area that is undergoing some considerable development. South Tyneside and the Marine College are relocating adjacent to the subject property and this will generate a large increase in footfall to this part of the town.

King Street is the main retail district for South Shields and many multiples are represented. The subject property is close to Barclays Bank, The Card Factory and Boots and would be suitable for retail, office or possible hospitality uses.

There are car parks to the rear of King Street and excellent public transport links via the Metro and the new public transport interchange.

Description

The available space comprises a self-contained two-storey mid terrace property of traditional brick construction forming part of a larger block. The space is in good order and will be redecorated prior to being vacated by BHF. Occupation will be available from February 2026.

Access to the main retail space is off King Street and there is delivery access at the rear. The ground floor retail area leads into office and staff welfare facilities with an open plan storage space on the first floor.

Accommodation

Ground Floor

Retail 625 sq.ft. (58 sq.m.)
Office / Staff 100 sq.ft. (10 sq.m.)
W.C.

First Floor

Stores 485 sq.ft. (45 sq.m.)

EPC

Rating D.



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Tenure

A new EFRI lease is available at an initial rent of £18,000 per annum plus VAT plus a service charge of circa £2,000 per annum. Further terms to be agreed.

Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

Business Rates

The premises are assessed as follows;
Rateable Value £9,300
Rates free incentives subject to status.

Services

Electric, gas and water are installed.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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