



Retail Accommodation

1,953 ft² (181.44 m²)

- Self-contained retail premises
- New lease
- Additional first floor office/ storage area
- Rear property access

For further information please contact:

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TO LET

48 King Street, South Shields, NE33 1HZ

Location

South Shields is a coastal town located approximately 4 miles South East of the Tyne Tunnel, 8 miles east of Newcastle upon Tyne and 9 miles North West of Sunderland. The town has a resident population of 75,300 persons widening to 150,000 persons in the South Tyneside district. (2021 Census).

The property occupies the best position on King Street, the town's principal pedestrianised retail thoroughfare, with nearby retailers including Santander, New Look, Card Factory, JD Sports, Vodafone, Sports Direct and Boots. The property benefits from convenient rear loading facilities.

Description

The property is a large ground floor retail premise, and first floor office or storage accommodation.

Internally the premises benefit from new air conditioning systems, suspended ceilings and carpet covered floorings. The property also has accessible WCs, kitchen facilities and car parking at the rear of the property.

Accommodation

The property comprises the following net internal areas;

Unit Areas	M ²	Ft ²
First Floor	73.20	788
Ground Floor	108.23	1,165
Total	181.44	1,953

Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Rent

Rental offers are invited in the region of £25,000 per annum.

Business Rates

According to the VOA the property has a rateable value of £18,250. Making rates payable £9,106.75 equating to £4.74psf.

EPC

On application.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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