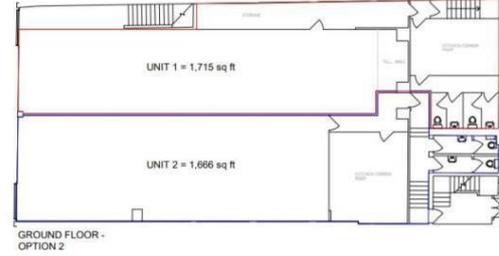


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## King Street, South Shields

### 64-66 King Street, South Shields, NE33 1HZ

## TO LET

### Various Sizes Available

- Prime city centre location
- Suitable for a variety of uses STP
- Kitchenette and WC's included
- Two units of 1,700 sq ft
- Can be let as whole unit
- Immediately available

### LOCATION:

The property is located on King Street, the principle retail area of South Shields, close to the towns Metro station. Major retailers include Boots, Sports Direct, Santander and Card Factory.

South Shields is benefiting from the 365 Development Scheme, which is investing £100m into the town centre.

Phase 2 will provide a new Metro Station and Bus Station with enhanced links onto King St. Phase 1 (the award winning Library situated in the Market Place) was completed in 2016.

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## King Street, South Shields 64-66 King Street, South Shields, NE33 1HZ

### DESCRIPTION:

The unit comprises a former period stone building that has been used as a retail unit for the past 50 years. The unit is laid out over 3 floors, and the intention is to split the unit into two units of circa 1,700 sq ft.

### PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Ground Unit 1	1,700.00	157.94	£28,000
Ground Unit 2	1,700.00	157.94	£28,000

### TENURE:

Terms to be agreed on a new 5 year internal repairing and insuring lease.

**VAT:** Will be charged at the prevailing rate. **SERVICE CHARGE:** A service charge will be levied.

**EPC:** Available upon request. **RATEABLE VALUE:** To be assessed. Interested parties are advised to make their own enquiries with South Tyneside Council.

**VIEWING:** Strictly by appointment only **LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

### CONTACT:



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