

RETAIL UNIT - TO LET

111 KING STREET, SOUTH SHIELDS NE33 1DP

LOCATION

South Shields is the principal commercial centre of South Tyneside and is located approximately 8 miles east of Newcastle upon Tyne. The subject premises are situated on the pedestrianised King Street which constitutes the main shopping pitch within the town centre. Nearby retailers include **Poundland, Peacocks, Boyes, WH Smith** and **Greggs** as identified on the attached Goad extract.

ACCOMMODATION

The accommodation is arranged on ground, basement first and second floors and offers the following approximate floor areas and dimensions:

Gross Frontage	22 ft 1 ins	(7m)
Internal Width	20 ft 3 ins	(6m)
Ground Floor Sales	1,718 sq ft	(160 sq m)
Ground Floor Ancillary	110 sq ft	(10 sq m)
First Floor Storage	1,187 sq ft	(110 sq m)
Second Floor Storage	1,410 sq ft	(131 sq m)
WC/Ancillary		

LEASE TERMS

The premises are offered on the basis of a new FRI lease for a term to be agreed subject to five yearly rent reviews at an initial rent of **£20,000 per annum** exclusive.

RATES

We are verbally advised that the premises are assessed as follows:-

Rateable Value	£22,000
Rates payable April 2019/20	£7,223

The above rates payable figure assumes the ingoing tenant will benefit from the Govt subsidy of 33.3% reduction for RV's of less than £51,000 and applicable until at least April 2021.

Interested parties are advised to seek verification of the above from the Local Rating Authority.



EPC

An Energy Performance Certificate is available on application from this office

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

VIEWING

Strictly by appointment with @retail:

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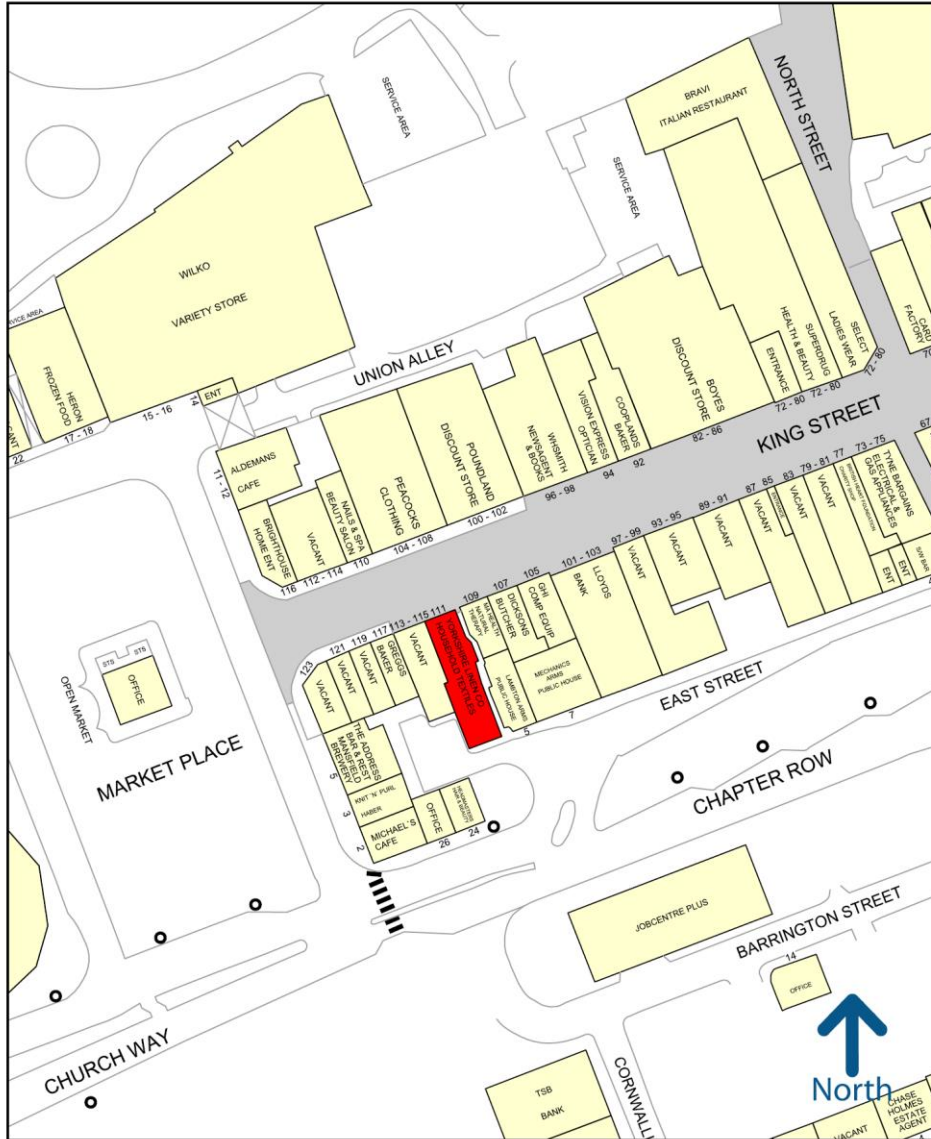
SUBJECT TO CONTRACT

SEPTEMBER 2019





South Shields



Experian Goad Plan Created: 22/08/2019
Created By: ATF Retail



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