

TO LET: 57 King Street, South Shields NE33 1DH

- Prime Town Centre location on pedestrianised King Street
- Part of modern and fully redeveloped block.
- Close proximity to Metro Station and Car Parking facilities.
- Nearby occupiers include JD Sports, Boots, Vodafone, Barclays Bank, Sports Direct and New Look



ANGUS • THURLBECK • FLETCHER

LOCATION/SITUATION

The property is centrally situated within a modern block of property on Pedestrianised King Street, the principal shopping thoroughfare in the Town Centre. Nearby retailers include **Boyes Dept Store, New Look, Barclays Bank, JD Sports** and **Boots** as indicated on the attached street traders plan.

ACCOMMODATION

Arranged over ground floor and basement only, with the following approximate floor areas and dimensions:

Internal Width	19' 6"	5.9m
Ground Floor	1,288 sqft	119.6 sqm
Basement	1,753sqft	162.9 sqm

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£33,000 per annum** exclusive.

EPC

The property has an Energy Performance rating of C (73).

SERVICE CHARGE

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. The budget figure for 2025 is £6,120 excl

BUSINESS RATES

Rateable Value	£26,000
Rates Payable April 24/25	£12,974

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information, please contact @retail:

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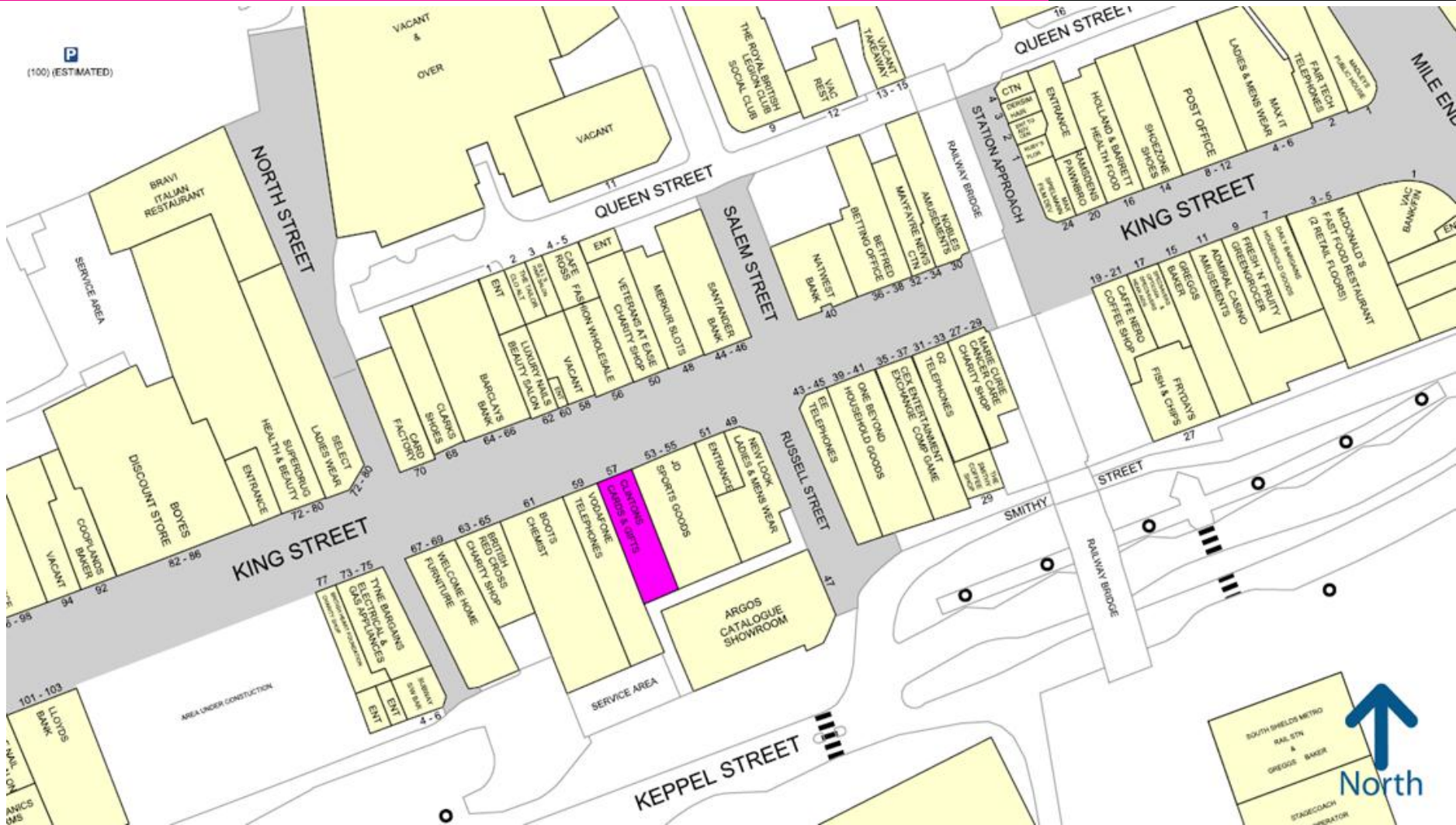
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February 2025



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