



60 King Street, South Shields, NE33 1HZ  
£12,000 Per Annum

# 60 King Street, South Shields, NE33 1HZ

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The property is accessed from King Street, adjacent to 3 Mobile Phone store. Stair access is provided to a first floor reception, main salon, wash area and wc. An open staircase is provided from the reception to a number of second floor treatment rooms and staff facilities.

## DESCRIPTION

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The property would be suitable for a variety of uses and fronts onto a pedestrianised High Street with significant footfall.

## LOCATION

South Shields is a large coastal town situated on the southern banks of the River Tyne, approximately 8 miles east of Newcastle upon Tyne City Centre. It is the principal commercial and administrative centre of South Tyneside.

King Street is the principal retail area within the town centre. It is a pedestrianised high street with other occupiers including Boots, Superdrug, WH Smith and JD Sports. There is a small retail park to the rear of the property with occupiers including Asda, Next and Debenhams.

## ACCOMMODATION

Ground Floor Entrance and stairs to First Floor.

First Floor:-  
Reception 36 sqm ( 388 sq. ft.)  
Main Salon 73 sqm ( 786 sq. ft.)  
Wash Area 29 sqm (312 sq. ft.)  
Kitchenette 2 sqm ( 21.5 sq. ft.)  
First Floor Total: 140 sqm (1506 sq. ft.)

Second Floor:-  
Landing

Waiting Area 13.6 sqm  
Treatment Room One 14 sqm (150 sq. ft.)  
Treatment Room Two 14 sqm (150 sq. ft.)  
Treatment Room Three 11.5 sqm (123.8 sq. ft.)  
Treatment Room Four 12 sqm (129 sq. ft.)  
Office 11 sqm (117 sq. ft.)  
Store 4.5 sqm (48.5 sq. ft.)  
Kitchen 28 sqm (302 sq. ft.)  
Second Floor Total:- 108 sqm (1162 sq. ft.)

Overall Total:- 248 sqm (2669 sq. ft.)

## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be negotiated.

## RENT

The rent will be offered on the following basis:-

First Year £12,000 pa  
Second Year £13,000 pa  
Third Year £14,000 pa

## RATEABLE VALUE

We understand the property is entered into the 2023 rating list with a rateable value of £17,000.

## VAT

All figures quoted above are exclusive of VAT where chargeable.

## LEGAL COSTS

All parties to bear their own costs.

## ENERGY PERFORMANCE CERTIFICATE

To be provided.

## FURTHER INFORMATION

For further information please contact James Barlow at R.A. Jackson & Son on 0191 257 1253 or email [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk). All our properties are available at [www.rajackson.co.uk](http://www.rajackson.co.uk).

## CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information can be found at <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

## PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings  
Commercial Sales and Lettings  
Professional Valuation of Commercial and Residential Property  
Home-buyer Survey and Valuation  
Property Management  
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	