



58 King Street, South Shields, NE33 1HZ
£18,000 Per Annum

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The property would be suitable for a variety of retail uses and adjoins a pedestrianised High Street to the front. The property is also close to the Market Place, which is to undergo significant regeneration by the Local Authority.

Net Internal Area 76.7 sqm (825 sq ft)

DESCRIPTION

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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

Sales Area 44.18 sqm (475 sq. ft.)
Lobby/Office/Store (formerly sales area)

17 sqm (183 sq. ft.)
Staff Room 13.5 sqm (145 sq. ft.)
Kitchenette 2 sqm (21.5 sq. ft.)
WC
Total Area 76.7 sqm (825 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. The lease will incorporate upward only rent reviews to market rent at the end of each 3rd year of the term.

RATEABLE VALUE

We understand the property is entered into the 2023 Rating List with a Rateable Value of £16,750.

VAT

All figures quoted above are exclusive of VAT where chargeable.

LEGAL COSTS

All parties to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE

C 71 - full details available on request.

FURTHER INFORMATION

For further information please contact RA Jackson & Son on 0191 257 1253 or email james.barlow@rajackson.co.uk. All our properties are available at 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

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- 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

