

## TO LET

## 64-66 KING STREET, SOUTH SHIELDS, NE33 1HZ



- Prime Position on King Street
- Adjacent to **Clarks**, with **JD Sports**, **New Look** & Others directly opposite.
- E Use Class - suitability for a variety of uses.
- Significant £100million Town Centre Regeneration, including new Transport Interchange
- Potential to split subject to requirements.

## **SITUATION**

South Shields is located approximately 4 miles south east of the Tyne Tunnel, 8 miles east of Newcastle upon Tyne and provides the principal commercial centre for South Tyneside. The unit sits on a prime spot within the pedestrianised centre.

## **ACCOMMODATION**

Arranged over ground - second floors with rear loading and nearby parking provisions, the unit provides the following approximate areas and dimensions.

<b>Ground Floor Sales</b>	277 M <sup>2</sup>	2,981 ft <sup>2</sup>
<b>First Floor</b>	290 M <sup>2</sup>	3,121 ft <sup>2</sup>
<b>Second Floor</b>	270 M <sup>2</sup>	2,906 ft <sup>2</sup>
<b>Ground Floor Staff Acom.</b>	27 M <sup>2</sup>	292 ft <sup>2</sup>

Alternatively, there is potential to split the ground floor into two units of circa 1,700 sqft. Plans available upon request.

## **LEASE TERMS**

A new Full Repairing & Insuring lease for a term to be agreed is available at **£50,000 per annum** exclusive for the whole property.

## **BUSINESS RATES**

<b>Rateable Value</b>	£66,500
<b>2021 / 2022 UBR</b>	£0.512
<b>Estimated Rates Payable</b>	£34,048

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

## **EPC**

The property has a Energy Performance Certificate of **E 110**. A copy of the EPC is available upon request.

## **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.

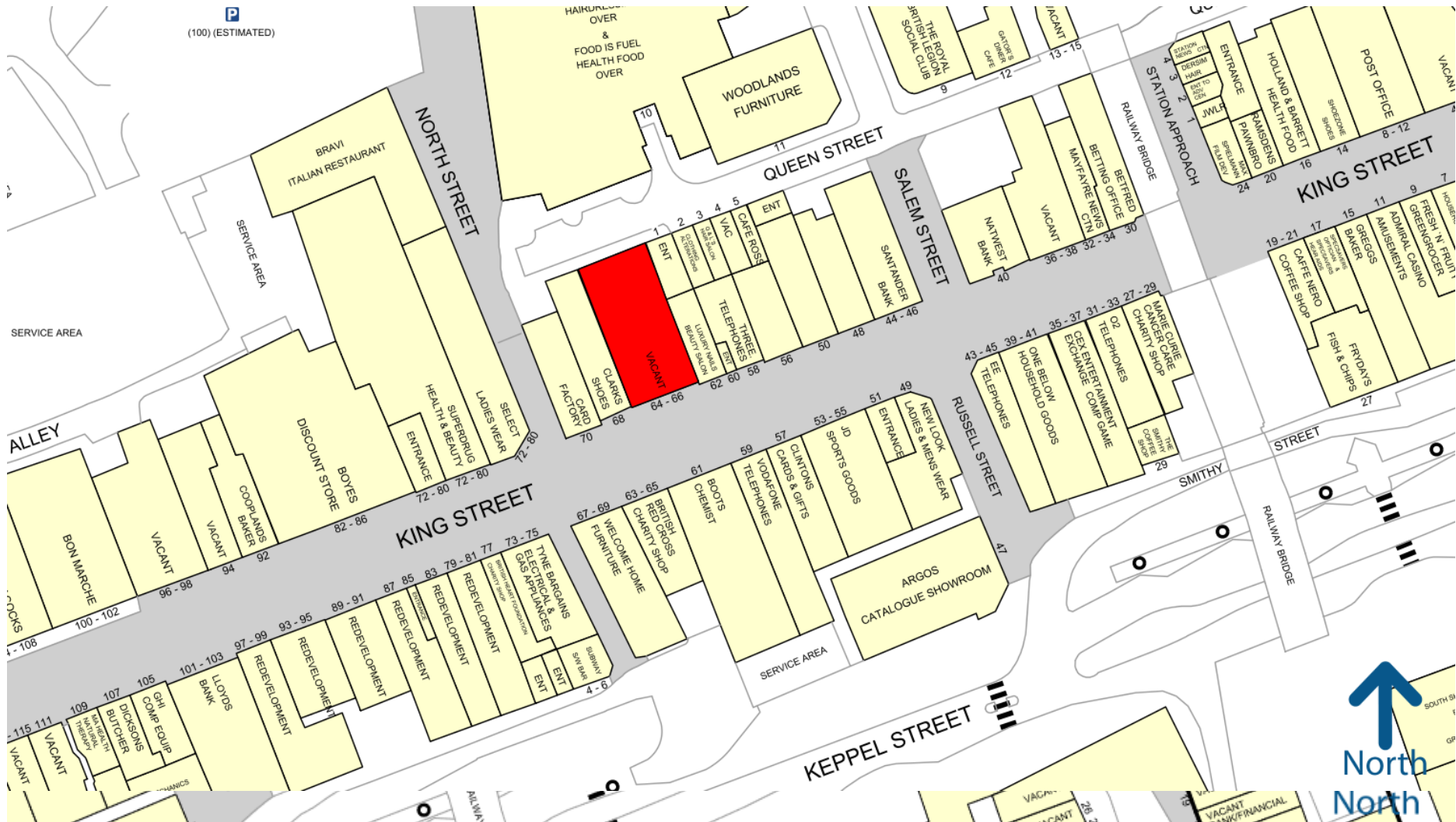
## **VIEWING**

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

**Pete Townsend**

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