

To Let



15-16 Market Place

South Shields, NE33 1JF

 **naylors**

To Let

High Profile own Centre Retail Unit

Up to 36,44 Sq Ft
(3,432.1 Sq M)

- Former Poundland/Wilkos unit
- Large open plan retail unit
- Divisible into smaller unit(s)
- First floor storage 8,492 sq ft

Location

The property is located in Market Place in the heart of the town centre of South Shields in the main square which leads into King Street, the traditional prime retail thoroughfare. The property is also opposite the new building The Word which is the National Centre for the Written Word.

The Masterplan Vision for South Shields sets out a framework for the future of the town centre over the next 10 years. It seeks to deliver a vibrant, attractive and healthy town with a secure and sustainable future. A place where people want to live, work, study and socialise. The plans include the provision of a new college building in the heart of the town centre.

South Shields is a coastal town located approximately 4 miles south east of the Tyne Tunnel, 8 miles east of Newcastle upon Tyne and 9 miles north west of Sunderland. The town has a resident population of 75,300 persons widening to 150,000 persons in the South Tyneside District (2021 Sensors).

Description

Large retail unit on ground and first floors. The ground floor unit is a large open plan area with vinyl floors, suspended ceilings, LED light fittings and comfort cooling. The floor to ceiling height is 3.9m.

The first floor includes a store/warehouse together with office and staff amenities/w.c.

There is rear loading with a goods lift and this area includes staff car parking.

The unit is potentially divisible and suitable for a variety of alternative town centre uses, subject to planning.

Terms

Upon application.

Accommodation

The property has the following approximate areas:

First:	8,492 sq ft (788.91 sq m)
Ground:	28,452 sq ft (2,643.19 sq m)
TOTAL:	36,944 sq ft (3,432.1 sq m)

The area of the loading/car parking is 0.16 acres.

Rent

On application.

EPC

The property has a rating of A (24).

Rateable Value

According to the VOA website the current RV is £171,000.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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