

To Let



66 King Street

First and second floors, South Shields, NE33 1HZ

 **naylors**

To Let

Commerical Space

2,845 – 5,690 Sq Ft
(264.3 – 528.6 Sq M)

- First and Second floor Accommodation
- Prime South Shields retail location
- Suitable for a range of uses, subject to planning
- New leases available



Location

South Shields is a seaside town situated about 4 miles southeast of the Tyne Tunnel, 8 miles east of Newcastle upon Tyne, and 9 miles northwest of Sunderland.

The Masterplan Vision for South Shields outlines a framework for the town centres future over the next decade. It aims to create a vibrant, appealing, and healthy community with a secure and sustainable future – a place where people will want to live, work, study, and socialize.

King Street is the main shopping throughfare of South Shields, the street has undergone major changes throughout the years and is fully pedestrianised.

Description

The property consists of spacious open-plan space across both the first and second floors. It is located on King Street, adjacent to Barclays Bank and directly across from Vodafone.

Access to both floors is via a staircase, and a lift shaft has been installed for tenants who may require elevator access. The large open floor plans on both levels offer flexibility, making them suitable for a variety of uses.

Accommodation

The property has been measured and comprises the following areas:

Second Floor:	2,845 sq ft	(264.3 sq m)
First Floor:	2,845 sq ft	(264.3 sq m)
Total :	5,690 sq ft	(528.6 sq m)

Rent

£4.95 psf as is or £9.95 psf lightly refurbished.

Term

The property is available by way of a new FRI lease.

Service Charge

Available upon application.

Building Insurance

There will be a building insurance premium payable and is available on request.

EPC

The EPC rating of the property is A21.

Rateable Value

Available upon application.

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).



Pictures for illustrative purposes only





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