

# PRIME SHOP TO LET / MAY SELL



## 48 KING STREET, SOUTH SHIELDS, NE33 1HZ

### LOCATION

South Shields is located approximately 4 miles south east of the Tyne Tunnel, 8 miles east of Newcastle upon Tyne and 9 miles North West of Sunderland and has a resident population of 82,854 persons widening to 157,785 persons in the South Tyneside district. (source Focus 2011).

### SITUATION

The property occupies the best position on King Street, the town's principal pedestrianised retail thoroughfare, with nearby retailers including **H Samuel**, **Santander**, **New Look**, **Boots**, **JD Sports** and **Clintons**. The property benefits from convenient rear loading facilities.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	7.62m	25'0"
Internal Width (front)	7.01m	23'0"
Internal Width (rear)	6.80m	22'4"
Shop Depth	16.26m	53'4"
Ground Floor NIA	110.36 sq.m	1,165 sq.ft
First Floor Store	62.99 sq.m	678 sq.ft
First Floor Office	7.25 sq.m	78 sq.ft
First Floor Kitchen	2.97 sq.m	32 sq.ft

### LEASE TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed, incorporating five yearly upward only rent reviews, at a rent in the region of **£25,000 per annum exclusive**.

### FREEHOLD SALE

The freehold is available at offers in excess of **£300,000**.

### RATES

We understand the property is assessed as follows:-

Rateable Value	£36,750
Rates Payable	£18,117 (approx)

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (112). A copy of the EPC is available on request.

### LEGAL COSTS / VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

### FURTHER INFORMATION/VIEWING

#### Brackenridge Hanson Tate

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#### @Retail

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Subject to Contract  
July 2019

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#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be or come under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.