



1 King Street, South Shields, South Tyneside NE33 1DA

- Ground Floor & Basement Levels
- Grade II Listed Edwardian Property
- Suitable for a Variety of Uses stpp
- Neighbouring McDonalds
- Floor Area 135 sq. m. (1,453 sq. ft.) + Basement
- Prime Town Centre Location
- Incentives Available
- Excellent Footfall

Rent: £17,500 per annum

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Location

The property is located on the corner of Fowler Street and King Street the principal retail area within the town centre. It is a pedestrianised high street with other occupiers including Boots, Superdrug, WH Smith, EE, McDonalds, Asda, Greggs and JD Sports. South Shields is a popular coastal town approximately 10 miles from Newcastle City centre and is easily found via the A194(M).

Description

We are pleased to present to the rental market this exceptional Grade II listed property, spanning both the ground floor and basement levels. Formerly occupied by Barclays Bank, this versatile space offers significant potential for a variety of uses, subject to the appropriate planning and use class permissions. Its distinctive character and prime location make it an ideal choice for businesses seeking a unique and prominent setting. Our clients are looking to convert the upper levels to residential apartments and so is not included.

Floor Area

Area	Sq. ft.	Sq. m.
Ground Floor		
Retail	135	1,453
Basement		
Stores / W.C	88	947
Total	223	2,400

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£17,500 per annum

Rateable Value

The 2025 Rating List entry is Rateable Value £ TBA.

Costs

The ingoing tenant is responsible for the landlord's legal fees.

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Viewing

Strictly by appointment through this office.

Important Notice

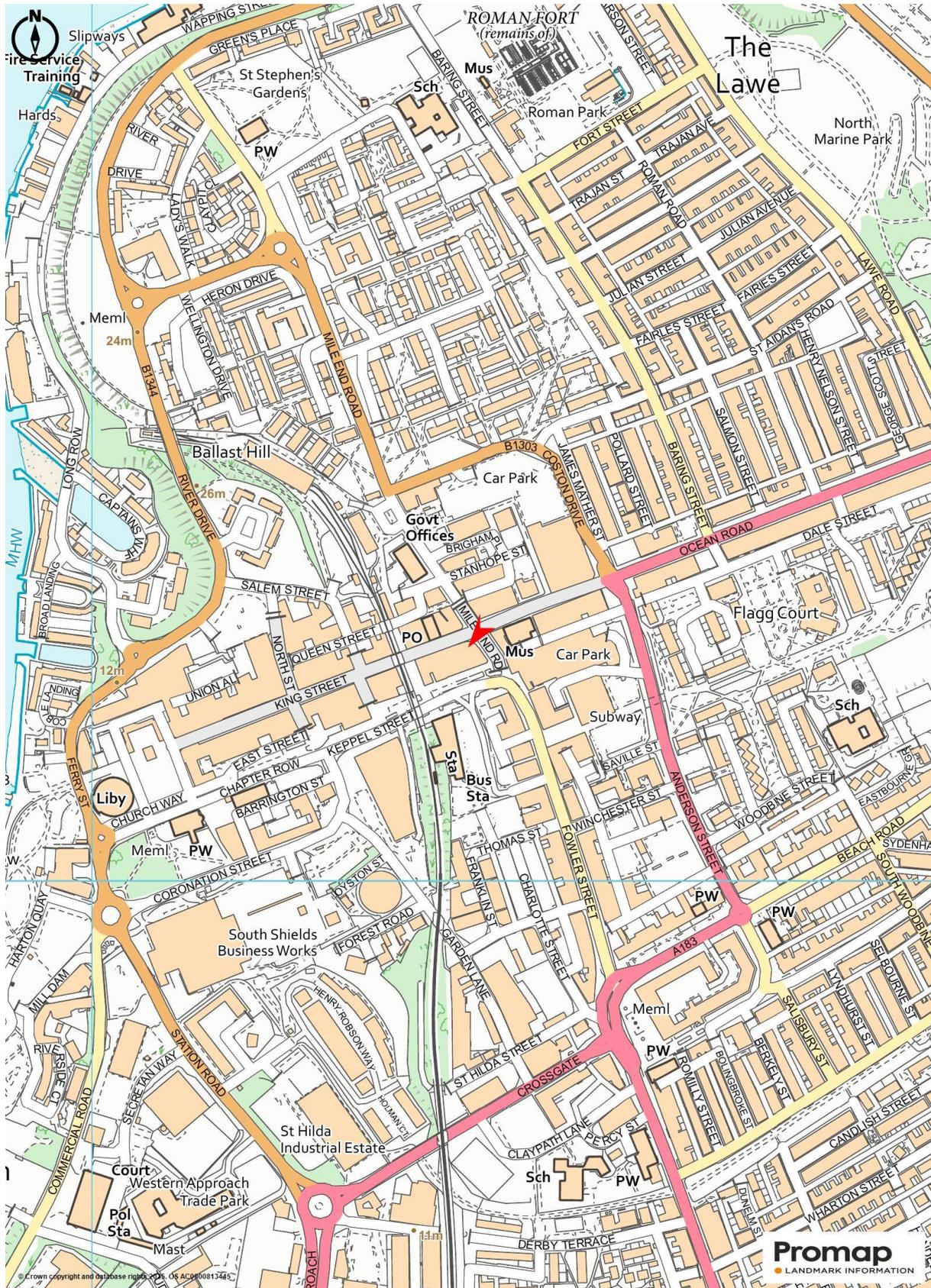
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I210 (version 1)

Prepared 28th March 2025



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