

Upper Floor Offices

REF: NE2023

75 King Street, South Shields NE33 1DP



- Vacant Upper Floor Offices.
- Total Floor Area 343 sq.m. (3,690 sq.ft.).
- Adjacent to proposed new college.
- First floor previously a recruitment agency.
- Close to public transport links.
- ASKING RENT £15,000 per annum plus VAT.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

Location

The property is located in the heart of the town centre within an area that is undergoing some considerable development. South Tyneside and the Marine College are intending to relocate adjacent to the subject property and naturally it is anticipated that this will generate a large increase in footfall to this part of the town.

This is the main retail district of South Shields and most trades are represented with a selection of multiples and busy independents.

There are car parks to the rear of King Street and excellent public transport links via the Metro and new transport interchange.

Description

The available space forms the first, second and third floors and an extensive four-storey end terrace property of traditional brick construction with a pitched roof over.

Access to this office space is via the main door off King Street which leads up to a central vestibule with a stairwell that accesses all three floors.

The first floor has been in use till February 2024 with the floors above having predominantly been used for storage and staff welfare.

Accommodation

First Floor	1,585 sq.ft. (147 sq.m.)
Second Floor	1,186 sq.ft. (110 sq.m.)
Third Floor	921 sq.ft. (86 sq.m.)



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Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

Business Rates

The premises are assessed as follows;
Rateable Value £10,400
Rates free incentives subject to status.

EPC

Rating D.

Services

Gas, electric and water is installed to the building and gas central heating and double glazing is fitted throughout the building.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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