



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

Initial Rent: £17,500 per annum

COMMERCIAL

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.

Initial 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

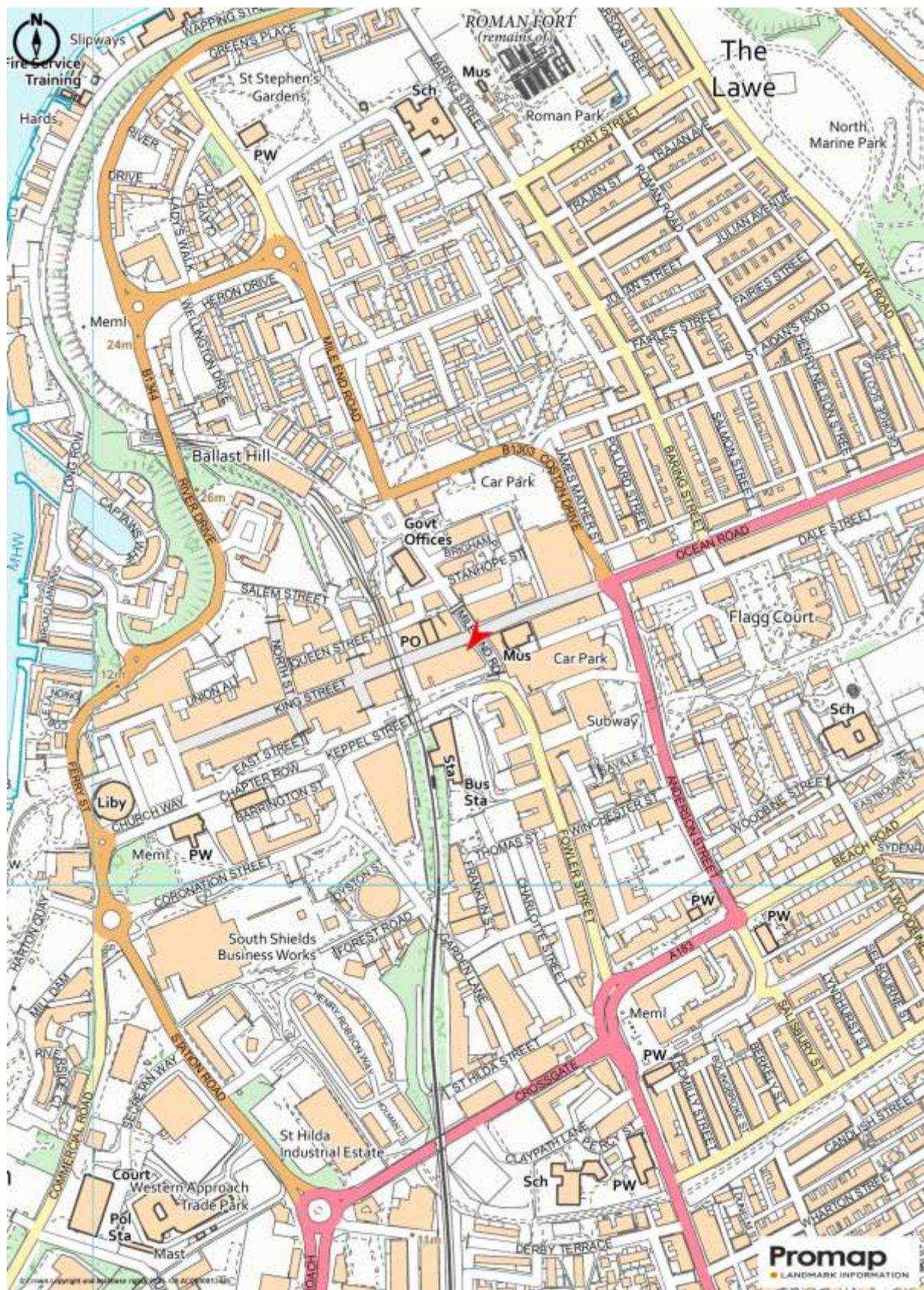
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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)

Amended 29th May 2025



COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573