



## 68 King Street, South Shields NE33 1HZ

- Substantial three storey retail unit
- Floor Area 371 sq. m. (3,993 sq. ft.)
- Prime position on pedestrianised King Street
- Nearby occupiers include JD Sports, Boots, Barclays, Santander, EE
- Versatile three storey layout with retail and offices
- Very well presented having recently undergoing refurbishment
- Suitable for a variety of uses (stpp)

**Rent: £30,000 (+vat) per annum**

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## Location

The property is prominently located on King Street, the prime pedestrianised retail thoroughfare in South Shields town centre. King Street benefits from strong footfall throughout the day, serving as the main shopping destination for the town and wider catchment area.

The unit is situated amongst a vibrant mix of national and local operators including Barclays Bank, Cardfactory, JD Sports, Santander, EE, Clintons and Boots, together with many other well-established high street retailers, cafés, and service providers.

This strong tenant mix ensures consistent levels of pedestrian traffic and makes King Street a highly desirable trading location. Excellent transport links serve the area, with South Shields Metro Interchange and local bus services within easy walking distance, as well as ample town centre car parking provisions. The area is being transformed by the relocation of South Tyneside College. The redevelopment will bring thousands of students and staff into the town centre, creating a vibrant atmosphere and excellent opportunities for businesses.

## Description

We are delighted to offer to the rental market this three storey mid terrace property situated on King Street in the heart of South Shields most recently occupied by Clarks.

The property is very well presented and offers a versatile layout across three floors, the premises are well-suited to a variety of business uses.

The ground floor provides a generous open-plan retail space, complemented by two separate store rooms.

On the first floor, there is a large principal storeroom along with three additional smaller storage areas, ideal for inventory management or adaptable use.

The second floor is arranged to support office and staff functions, comprising five offices, staff room, kitchen facilities, and WC.

This property presents an excellent opportunity for businesses seeking a central location that combines retail, storage, and administrative space all under one roof.

## Floor Area

Area	Sq. m.	Sq. ft.
Ground floor	138	1,485
First floor	130	1,399
Second floor	103	1,108
<b>Total</b>	<b>371</b>	<b>3,993</b>

## Rent

£30,000 (+vat) per annum

## Terms

New lease terms available.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £24,500.

## 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: I300 (Version 1)**

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