

- Ground floor commercial premises
- Floor area circa 252 sq. m. (2,712 sq. ft.)
- Prime town centre location within Morrisons supermarket building
- High pedestrian footfall from town centre & supermarket customers
- Former Morrisons Café with existing commercial kitchen facilities
- Suitable for a variety of uses (stpp)
- Excellent glazed frontage providing outstanding visibility & natural light



**Unit 1, 25 Ocean Road,  
South Shields, South Tyneside,  
NE33 2HT**

**Rent: £25,000 per annum**

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#### **Location**

The unit occupies a prominent position within South Shields town centre, fronting one of the area's principal retail and leisure destinations. The premises are situated within the Morrisons supermarket building, benefiting from the significant customer footfall generated by the store, whilst also enjoying the advantage of a dedicated independent entrance directly from Ocean Road. Ocean Road forms part of the town's established commercial core and seamlessly links with King Street, the town's main pedestrianised shopping thoroughfare, which is home to a diverse mix of national retailers, independent businesses, cafés, restaurants, licensed premises and professional services. The surrounding area experiences high levels of pedestrian activity throughout the day and evening, making it a popular destination for shopping, dining and leisure. Nearby occupiers include a range of well-known national retailers alongside a strong selection of independent businesses, creating a vibrant and well-established trading environment.

The property is exceptionally well connected, with the Tyne and Wear Metro station located within a short walk, providing direct links to Newcastle upon Tyne and the wider Tyne and Wear region. Excellent road connections via the A194(M) and A19 provide convenient access to Tyneside, Sunderland and the surrounding areas, making this an accessible and highly desirable commercial location.

#### **Description**

An excellent opportunity to lease a substantial ground floor commercial unit extending to approximately 252 sq. m. (2,712 sq. ft.), prominently positioned within the Morrisons supermarket building in the heart of South Shields town centre. Formerly occupied by the Morrisons Café, the premises benefit from a dedicated independent entrance directly from Ocean Road, whilst also enjoying the significant customer footfall generated by the supermarket.

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The accommodation offers a spacious open-plan layout with excellent natural light provided by an attractive glazed frontage, creating a bright and welcoming environment. The unit is fitted with suspended ceilings incorporating recessed LED lighting, comfort cooling/heating, staff facilities and a commercial kitchen, making it suitable for immediate occupation or adaptation to meet an occupier's specific requirements.

The premises would lend themselves to a wide variety of commercial uses, subject to the necessary consents, including café, restaurant, retail, showroom, leisure, fitness, healthcare, office, community or other customer-facing uses. Its flexible layout provides incoming tenants with an excellent opportunity to create a bespoke trading environment within one of South Shields' busiest commercial locations.

The unit enjoys exceptional prominence with extensive frontage onto Ocean Road, offering excellent branding and signage opportunities together with high levels of pedestrian passing trade. The combination of an independent street entrance and its position within the Morrisons building provides a unique opportunity to benefit from both town centre footfall and supermarket customers.

**Floor Area**

252 sq. m. (2712 sq. ft.) The floor areas quoted are approximate and have been provided for guidance purposes only. Interested parties are advised to make their own enquiries and satisfy themselves as to the accuracy of the measurements prior to entering into any legal commitment.

**Rent**

£25,000 per annum

**Fees**

The ingoing tenant is responsible for the costs relating to preparation of the lease.

**Lease Terms**

Leasehold – A new FRI (Full repairing & insuring) lease is available, terms and conditions to be agreed.

**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.

**Rateable Value**

The 2026 Rating List entry is Rateable Value £ TBC

**Viewing Arrangements**

Strictly by appointment through this office.

**Information Notice**

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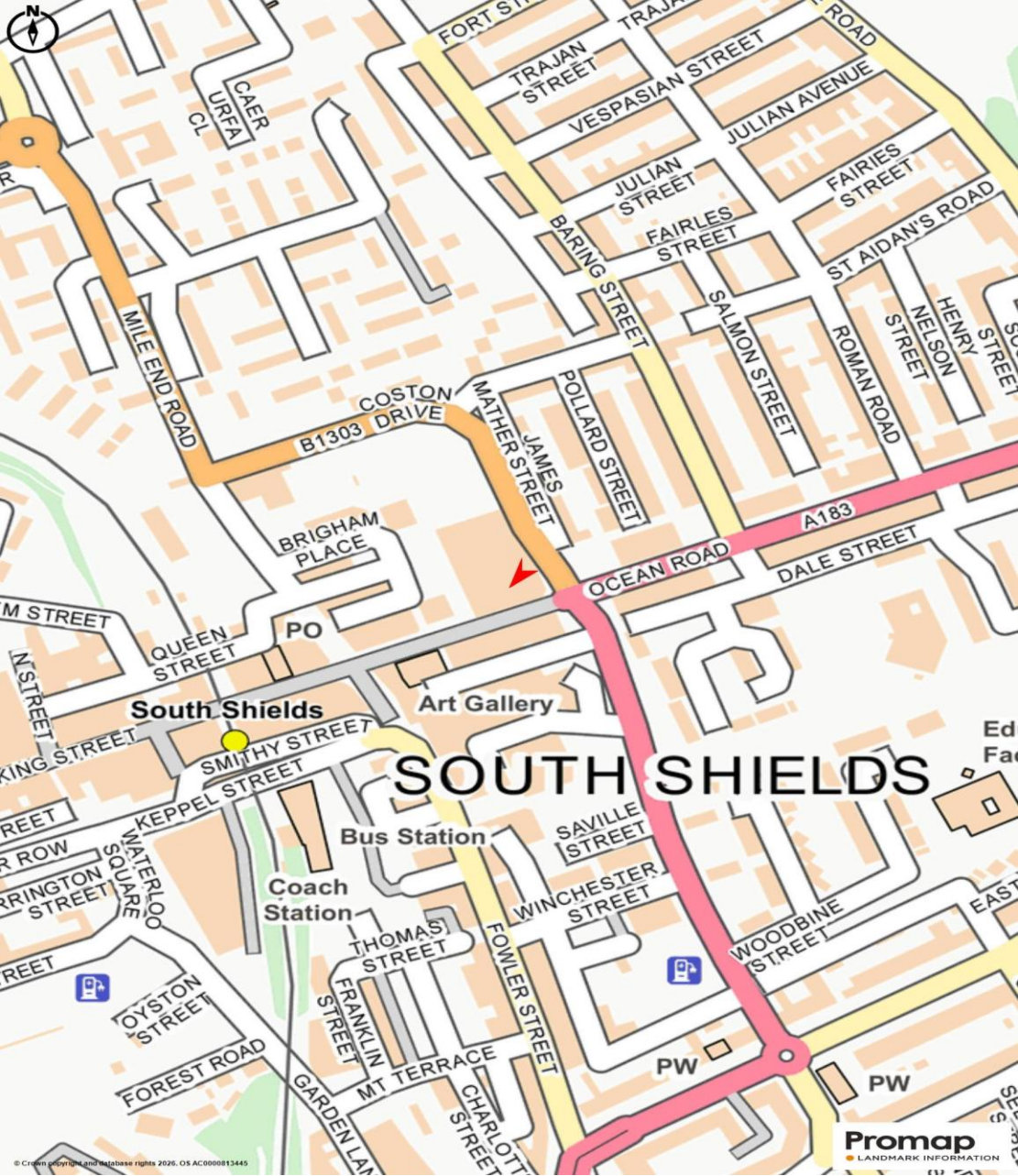
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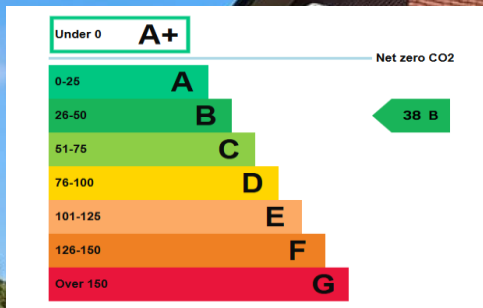
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