

SOUTH SHIELDS

67/69 KING STREET



LOCATION

The premises are situated in a 100% prime position on King Street where nearby retailers include **Boots, Dorothy Perkins, Superdrug, Marks & Spencer, Burtons and Clarks.**

ACCOMMODATION

The premises comprise the following approximate dimensions and Net Internal Floor areas:

Internal Width	26 ft 6 in	8.08 m
Widening to	29 ft 6 in	9.02 m
Ground Floor Sales	2,342 sq ft	217.5 sq m
First Floor Stock (potential sales)	2,089 sq ft	194.0 sq m
Second Floor Stock	2,292 sq ft	213.0 sq m
Third Floor Stock	598 sq ft	55.5 sq m

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of 15 years subject to 5 yearly upward only rent reviews.

RENT

£55,000 per annum exclusive.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the unit is subject to the following rating assessment:

With effect from 1 April 2010, the Rateable Value will be £82,500.

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

VIEWING

Strictly via prior appointment with Central Retail:

Contact: James Crosbie (james@central-retail.co.uk)
David Rawstron (david@central-retail.co.uk)

Or through our joint agents, Bob Fletcher at Sanderson Weatherall - 0191 269 0103

SUBJECT TO CONTRACT

