



View along King Street towards Phase 1 of Regeneration

SITUATION

Occupying a prominent location on the town's principal shopping thoroughfare close to Market Square, adjacent to a **Lloyds Bank**, opposite a **Poundland** and amongst such multiples as **Greggs, W H Smith, Superdrug, Store TwentyOne** and more.

South Shields is located approximately 8 miles east of Newcastle-upon-Tyne and 6 miles north of Sunderland with good road links via the A19 and A194(M) which in turn leads to the A1(M).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** on the first and second floors.

VAT is payable in respect of this Lot (TOGC may be available – see Special Conditions of Sale).

FREEHOLD

TENANCY

The entire property is currently let on a temporary licence for 2 months from 1st September 2015 at **£1,350**.

Note: Vacant Possession possible.

£16,200 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'7"
Internal Width	21'11"
Shop and Built Depth	47'2"
Sales Area	Approx 937 sq ft
	Not inspected

Basement

First Floor Ancillary	
Area	Approx 559 sq ft

Second Floor Ancillary

Area	Approx 720 sq ft
Total Area	Approx 2,216 sq ft

REGENERATION

"South Shields 365 town centre vision is a £100 million redevelopment of South Shields town centre. The first stages include: The construction of a new Central Library and Digital Media Centre known as The Word, a new 40 space car park at Harton Quays and improvements to the Market Place. South Shields 365 brings new opportunities for residents, businesses and visitors, ultimately realising our potential to be North East England's premier coastal resort 365 days a year".
Source - <http://www.southtyneside.gov.uk>

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts