

# For Sale



## South Shields

40 King Street

Total Area: 3,881 sq ft (361 sq m)

Offers in the Region of: £155,000

## Location & Description:

- South Shields is a coastal town in Tyne & Wear, situated at the mouth of the River Tyne and lying approximately 12 miles east of Newcastle- Upon-Tyne.
- King Street is the prime pedestrianised retail thoroughfare in South Shields town centre and includes the Metro Interchange, located in close proximity to the property.
- 40 King Street is an imposing end building with a return frontage 3 upper floors plus basement located in the centre of the prime pitch.
- Surrounding retailers include New Look, JD Sports and Superdrug.
- The property also benefits from 9 car parking spaces within a private car park to the rear.

### Demise:

Ground Floor	1,293 sq ft (120.13 sq m)
First Floor	1,024 sq ft (95.13 sq m)
Second Floor	799 sq ft (74.20 sq m)
Basement	765 sq ft (71.10 sq m)
Car Parking Spaces	9

### Price:

Offers in the region of £155,000.

### Tenure:

Freehold with vacant possession.

### EPC:

Energy Performance Rating Assessment – B.

### Legal & Professional Fees:

Each party are to bear their own costs.

### VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

### Rateable Value:

Rateable Value (April 2026) – £25,250.

### Date Prepared:

June 2026

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

**For further information and to register, request a viewing and stay up to-date with this property please click the image below.**



### Contact Us:

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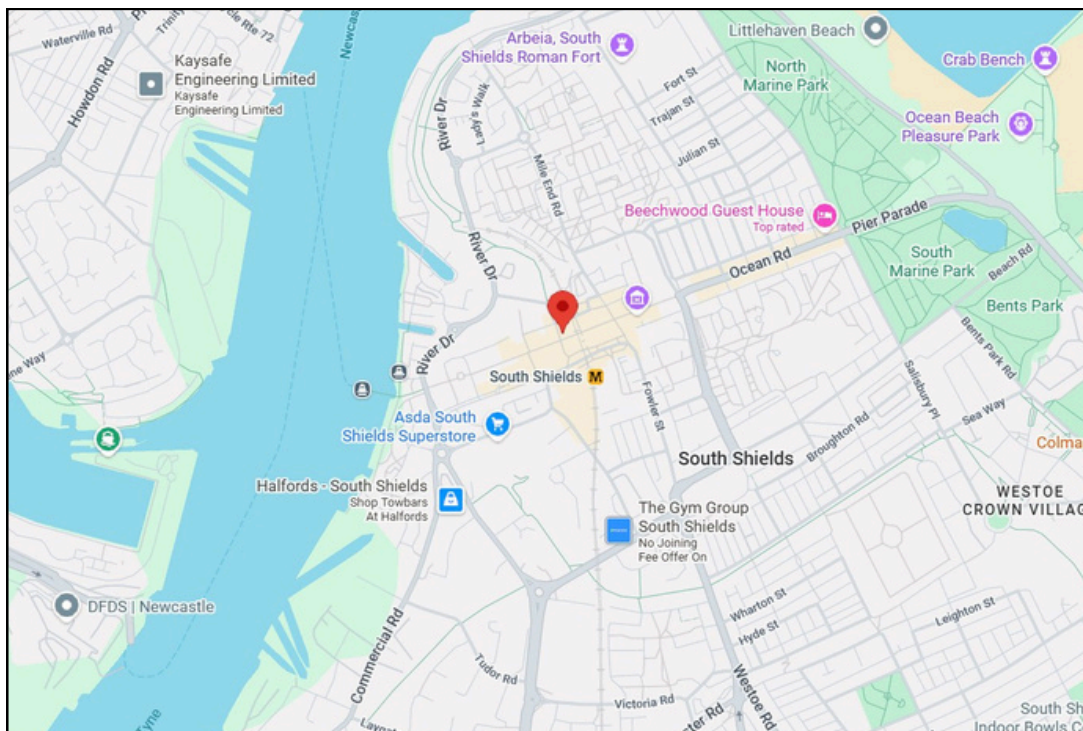
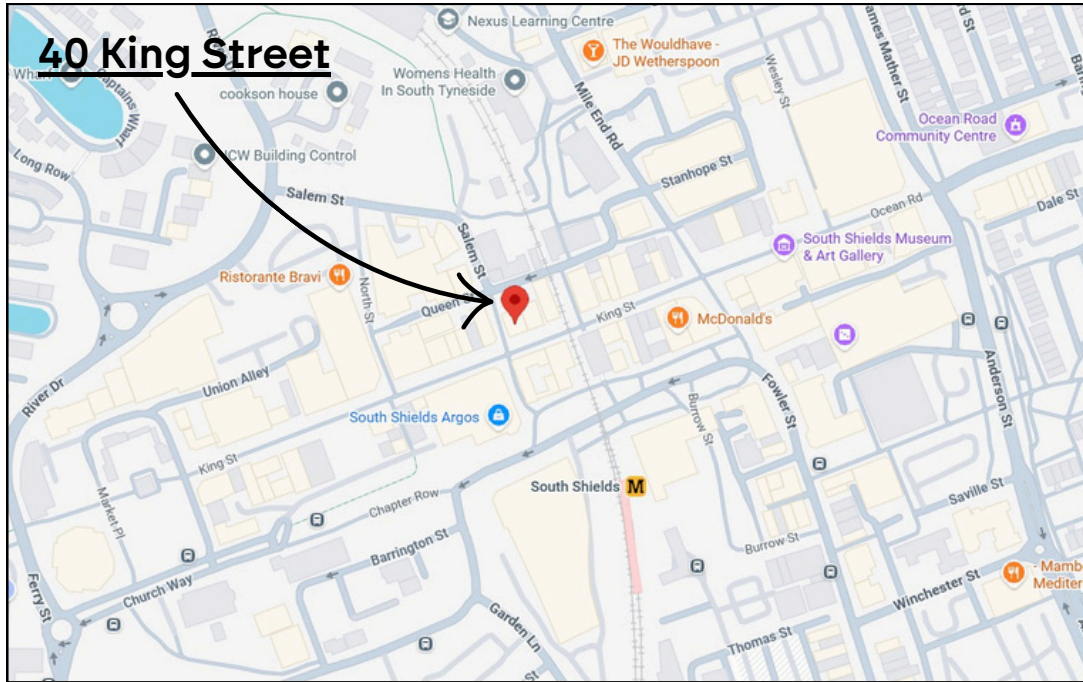
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In partnership with:





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