

117 King Street, South Shields, NE33 1DP

Retail premises to LET in South Shields

- Prominent Town Centre location
- Two-storey accomodation
- Close to South Shields metro
- Former hot food cafe
- Open plan ground floor retail area
- Good connectivity to A1 and A19

Summary

Available Size	1,625 sq ft
Rent	£10,580 per annum
Business Rates	Upon Enquiry
EPC Rating	C

Description

Situated in a highly visible position on King Street in the heart of South Shields, this substantial three-storey commercial property offers a versatile opportunity suitable for a range of retail, café, or service-based uses.

The ground floor provides an open-plan retail and seating area with excellent frontage onto King Street, benefiting from strong pedestrian flow. Previously operated as a hot food café, the space is well-configured for continued food and beverage use (subject to any necessary consents), but would equally suit retail, salon, barbering, convenience, or specialist service operators.

The upper floors offer additional accommodation suitable for staff areas, offices, storage, or ancillary business use. This separation between customer-facing and operational space provides flexibility for a variety of business models.

Location

The retail premises is located on the popular King St in South Shields, with strong footfall with excellent visibility.

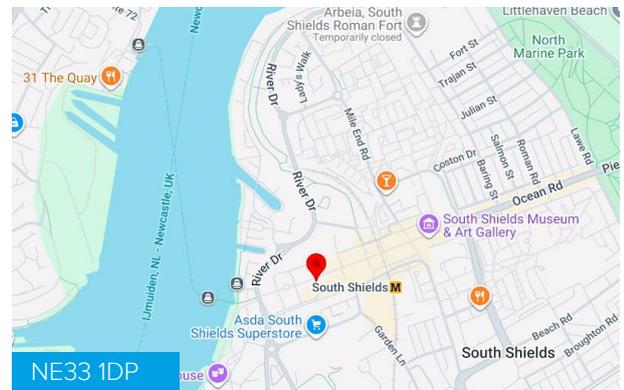
South Shields Metro Station is within easy walking distance, providing direct links to Newcastle upon Tyne, Sunderland, and wider Tyne & Wear. The area is also well served by local bus routes and benefits from convenient access to major road networks, including the A19 and A1(M), ensuring straightforward travel throughout the North East.

117 King Street benefits from a highly accessible, central location within an established and well-supported retail environment — an ideal setting for businesses seeking strong visibility and consistent customer flow in a prominent town centre position.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	777	72.19	Available
1st	548	50.91	Available
2nd	304	28.24	Available
Total	1,629	151.34	



Viewing & Further Information



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