

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	£1,333 per month
Business Rates	N/A
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.

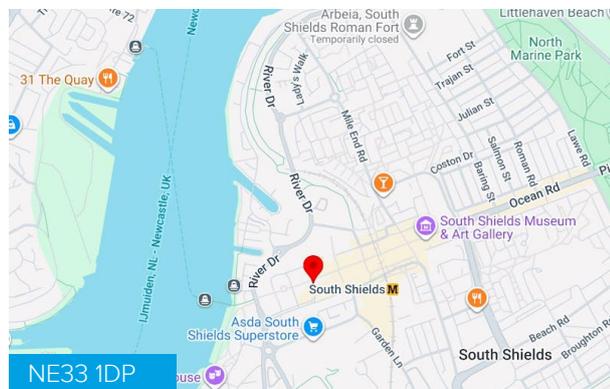
South Shields Metro Station is within easy walking distance, providing direct links to Newcastle upon Tyne, Sunderland, and wider Tyne & Wear. The area is also well served by local bus routes and benefits from convenient access to major road networks, including the A19 and A1(M), ensuring straightforward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



Amber Crampton

01609 797 330

amber.crampton@alignpropertypartners.co.uk



John Routledge

07443530922

john.routledge@alignpropertypartners.co.uk

View Properties Here
www.alignpropertypartners.co.uk



Energy performance certificate (EPC)

117 KING STREET
SOUTH SHIELDS
NE33 1DP

Energy rating

C

Valid until:

1 February 2031

Certificate number:

6723-8459-7680-4683-0541

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

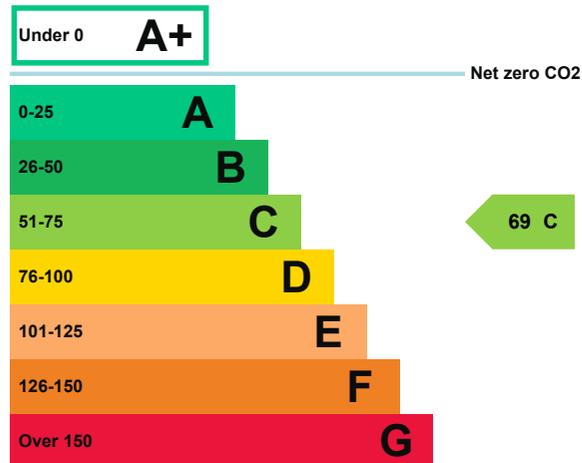
151 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

35 B

If typical of the existing stock

102 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	105.37
Primary energy use (kWh/m ² per year)	619

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1431-3388-8993-4984-3285\)](/energy-certificate/1431-3388-8993-4984-3285).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Spinks
Telephone	02073077500
Email	j.spinks@fhpeess.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/012277
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	FHPESS
Employer address	7th Floor Cornerblock 2 Cornwall Street
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 January 2021
Date of certificate	2 February 2021
