

TO LET/MAY SELL

13 OCEAN ROAD, SOUTH SHIELDS, NE33 2HT



- Prominently positioned retail unit.
- Opportunity to obtain a pavement license for outside seating.
- Ongoing town centre regeneration significantly improving the public realm.
- Increased footfall expected from major redevelopment projects, including residential conversions and relocation of South Tyneside College to the high street.
- Nearby Occupiers Include: **Morrisons**, **McDonalds**, **Ladbrokes**, **Greggs**, **Post Office** & more.



SITUATION

The unit occupies a prominent position facing the busy pedestrian junction of Mile End Road, King Street, and Ocean Road, surrounded by a mix of national and independent retailers, as well as leisure operators.

South Shields is undergoing significant town centre regeneration, with improvements to the public realm and the redevelopment of vacant properties into residential use. The relocation of South Tyneside College to King Street is also expected to drive increased footfall and revitalise the surrounding area.

ACCOMMODATION

Arranged over ground, first, and second floors with loading provisions to the rear.

Ground Floor Sales	136 m ²	1745 ft ²
First Floor	102 m ²	1094 ft ²
Second Floor	99 m ²	1069 ft ²

PRICE

Freehold offers in excess of **£130,000** exclusive are invited.

A new Full Repairing & Insuring lease for a term to be agreed is available at **£15,000 per annum** exclusive.

EPC

The property has a Energy Performance Certificate of **E 108**
A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£13,250
2025/2026 UBR	£0.499
Estimated Rates Payable	£6,611.75

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

AML

All Bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

VIEWING

For enquiries, viewing, and general information, please contact:

Oliver Sunderland

E: oliver@atretail.co.uk

M: 07943 836 058

Sarah Hart

E: sarah@atretail.co.uk

M: 07985 768 514



MISREPRESENTATION ACT 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these p to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or not make or give and neither ATF Retail Limited or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. **FINANCE ACT 1989:** Unless otherwise stated or prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.