



## Leisure in NE33

Queen Street, South Shields, South Shields, Tyne and Wear, NE33 1HL

**£90,000** Starting Bid

Tenure

**Leasehold**

## Property features

- ✓ Close to local amenities
- ✓ Great location
- ✓ Viewing Recommended

## Description

An excellent opportunity to acquire a substantial leasehold commercial property in a prominent position within South Shields, Tyne and Wear.

The property is arranged over ground, first and second floors and was most recently used as a gym / fitness studio. The building offers well-proportioned and versatile internal accommodation, making it suitable for a wide variety of alternative uses, subject to obtaining the necessary planning consents.

The premises will be sold with vacant possession, allowing an incoming purchaser to occupy, re-let or redevelop to suit their requirements.

### Accommodation

- Ground Floor
- Private ground floor entrance from Queen Street
- Staircase access leading to the upper floors

### First Floor

- Reception / welcome area
- Large open studio / training space
- Separate private room (suitable for office, treatment room or consultation space)
- Kitchen / lounge staff area
- WC facilities
- Shower facilities

### Second Floor

- Full floor open studio space providing a large, flexible area suitable for fitness, studio, office or alternative commercial uses.
- Development / Alternative Use Potential
- The layout and size of the building make it suitable for a range of commercial or redevelopment opportunities, subject to any required permissions, including:
  - Fitness / gym facility
  - Dance or yoga studio
  - Office or creative workspace
  - Training / education centre

- Health and wellbeing facility
- Conversion to residential apartments (subject to planning)
- The property offers strong potential for repositioning or refurbishment to maximise its value.

#### Location

The property occupies a central position on Queen Street within South Shields, close to the town centre and within easy reach of local amenities, retail units and transport links.

The area benefits from strong connectivity to surrounding towns including \*\*Newcastle upon Tyne and Sunderland, making it an attractive location for business and commercial activity.

Price: Starting Bid £90,000

Property Type: Leisure

Business Type: B & B's

Internal Size: 3068 Square Feet

External Size: 3068 Square Feet

Parking: None

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## Tenure

Leasehold of 99 years from 6 November 1991. Title number TY266337

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## Rateable value

The adopted rateable value is £7,600 from 1 April 2026

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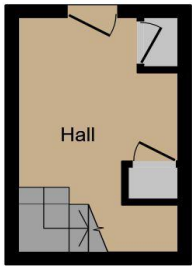
## EPC

Available upon request (rating C).

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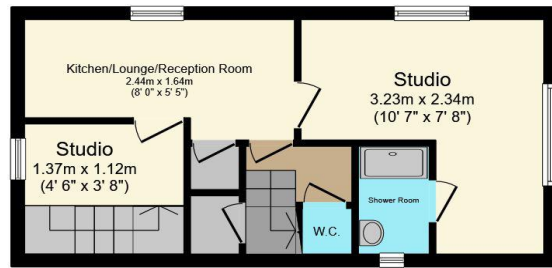
## Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



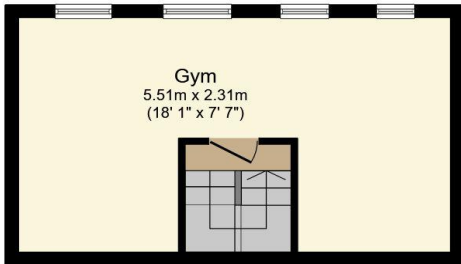
### Ground Floor

Floor area 9.9 sq.m. (106 sq.ft.)



### First Floor

Floor area 32.2 sq.m. (346 sq.ft.)



### Second Floor

Floor area 26.8 sq.m. (288 sq.ft.)

Total floor area: 68.8 sq.m. (741 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Queen Street, South Shields, South Shields, Tyne and Wear, NE33 1HL

Contact your local branch today for more information on this property:  
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<https://www.gandtproperties.co.uk/>

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