Johnson Tucker LLP
The Boathouse
Newburn
Newcastle upon Tyne
NE15 8NL
Tel: 0191 269 7890 Fax: 0191 229 1317
www.johnsontucker.co.uk

[redacted]

Your ref.

By email only:

Our ref. DPFC/AR/NE3254

Dear

36-38 KING STREET, SOUTH SHIELDS, NE33 1HU

I write as the landlords' letting agent in respect of the above mentioned property to provide some background information in respect of the marketing of the premises to assist with the determination of the planning application submitted by Betfred.

As you may be aware Bon Marche were first pleased into administration in November 2019. That particular administration only supplied the retailer with a temporary reprieve and the retailer was placed into administration again in 2020. Johnson Tucker were appointed to remarket the property in June 2020. The marketing brochure was published on the Johnson Tucker website as well as Zoopla, EGI Property Link and Radius.

Over the last 18 months of marketing 36-38 King Street there have been no alternative viable interested parties in the premises with only two other viewings having been undertaken during this time one of which was for a temporary shop for 3 months over Christmas 2021. The tenant has in fact decided that this shop is unviable for their purposes.

The impact of Covid 19 on the retail market together with the general change in shopping habits has inevitably led to the increased number of voids in South Shields. Larger stores such as the subject property as well as the former Burtons which appears to have been on the market for several years appear to remain on the market for much longer than the smaller stores. The approval of this planning application would result in a long term vacant unit being brought back into use to the benefit of the vitality and viability of the Town Centre

We believe that the occupation of Betfred would go a long way to help the reduction in available floor space on King Street and we would hope that the Local Authority can conclude that the proposal would have a positive impact on the vitality and viability of South Shields town centre.

Yours sincerely

[redacted]

Daniel Capobasso MRICS

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A list of members is available at the Registered Office: The Boathouse, Newburn, Newcastle upon Tyne, NE15 8NL

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Partner | Investment Agency
0191 269 7897 (Direct) 07968 618 948 (Mobile)
danielc@johnsontucker.co.uk

Encl.