

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2060



North East Commercial
Property & Business Agents

RESTAURANT OPPORTUNITY
not suitable for Thai or Asian cuisine

7 Mount Terrace,
South Shields NE33 1PU



- First Floor restaurant opportunity.
- Located within town centre close to car parks.
- Dining area with fitted bar.
- Pleasant split level restaurant design.
- Part fitted and equipped.
- New lease at £20,000 per annum.
- PREMIUM £20,000 to include all fixtures.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

This restaurant space forms part of a larger detached building which is adjacent to the new transport interchange. This is a busy location close to the town centre and the main car parks.

This area of South Shields is undergoing significant investment in preparation for the proposed relocation of South Tyneside College.

This new development will bring a huge number of students and staff into the town centre and should provide a boost to all sectors of the local economy.

Business Opportunity

These first floor premises are accessed from a private stairwell leading up from a ground floor lobby. The space is currently configured to provide circa 90 covers in a split level dining space with a fitted bar and a kitchen off. Ladies and gents toilets are on a half landing and whilst there are some fittings included, the kitchen will need to be

Premises

Comprises the upper floor of a 2 storey property in good order throughout. Access to the upper floor is via the secure shared ground floor lobby.

Ground Floor Lobby

First Floor

Restaurant Area circa 1,665 sq.ft. (155 sq.m.)
Kitchen circa 355 sq.ft. (33 sq.m.)
Office

Half Landing Customer Toilets



Services

Gas, water, electric and sewerage is installed.

Rates

The premises are assessed as follows:

Rateable Value £9,500

Rates subsidies available subject to status.

Tenure

A new FRI lease will be available at a rent of £20,000 per annum. Details on application.

EPC

Rating – tbc

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property