

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF:

NE1603 / RF



North East Commercial  
Property & Business Agents

## RESTAURANT OPPORTUNITY t/a "Salash"

144 Ocean Road,  
South Shields NE33 2JF



Sales Particulars

- Fully fitted Restaurant opportunity.
- Sales circa £3,000 weekly prior to closure.
- Dining area extends to circa 760 sq.ft. (71 sq.m.).
- Suitable for a variety of food uses.
- Spacious, fully fitted kitchen.
- 3 or 4 bed living accommodation above.
- LEASEHOLD OFFERS OVER £30,000 plus any stock.

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## Location

The property forms part of a busy terrace on Ocean Road which is the main route running from King Street down towards the seafront.

This is an area which has a high concentration of restaurant and food operators and the street has recently undergone some significant investment and there is ample pull in street parking.

There are high levels of residential housing within the immediate area and on the opposite side of Ocean Road there are high numbers of guest houses and small hotels. These generate good levels of trade for the local food outlets and are popular with contractors during the week as well as the traditional weekend visitors.

The premises operated as a 50 cover Turkish restaurant until early 2020 but would be suitable for a range of different types of cuisine. The dining room and kitchen space is fully fitted and equipped. Viewing is recommended to fully appreciate this opportunity.

## Premises

Comprises a 3 storey mid-terrace property in good order throughout. Access to the upper floors is from the rear lane or through the kitchen.

### Ground Floor

**Restaurant**                      circa 760 sq.ft. (71 sq.m.)  
**Kitchen**                            circa 296 sq.ft. (27 sq.m.)  
**2 x Customer Toilets**

### First Floor

**Bedroom / Lounge**        circa 200 sq.ft. (19 sq.m.)  
**Kitchen**                            circa 210 sq.ft. (19 sq.m.)  
**Bathroom**

### Second Floor

**Bedroom 1**                        circa 81 sq.ft (8 sq.m.)  
**Bedroom 2**                        circa 161 sq.ft. (15 sq.m.)  
**Bedroom 3**                        circa 213 sq.ft. (20 sq.m.)

#### 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



## Services

Gas, water, electric and sewerage is installed.

## Rates

The premises are assessed as follows:

Rateable Value £12,750

Rates subsidies available subject to status.

## Tenure

The premises are held on a lease for a term of 12 years from October 2017. The current rent is £15,000 per annum. Details on application.

## EPC

Rating – D.

## 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.