

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2096



North East Commercial  
Property & Business Agents

## RETAIL UNIT / FORMER SANDWICH BAR

142 Dean Road,  
South Shields, NE33 4AW



Sales Particulars

- Recently closed due to personal circumstances.
- Premises suitable for a variety of uses.
- Shop extends to circa 242 sq.ft. (22.4 sq.m.).
- Busy main road position with free parking to rear.
- New lease available.
- **ASKING RENT £6,000 per annum.**

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## Location

The shop fronts onto Dean Road at its junction with Byron Street and there are good levels of captive trade together with passing trade generated by the Metro Station and local college. Free car parking is available to the rear of the shop.

## Business Opportunity

This address was a sandwich bar and food outlet for a number of years but would be suitable for alternative uses, subject to any required consents.

The shop unit is compact and was configured to offer a waiting and service area with room for a couple of seats inside. However, the space could be stripped out to provide an open area for an alternative use if required.

For any new business there are good levels of captive trade, particularly from the doctors and dental surgery nearby, and passing trade can be generated by the main road location.

## Premises

### Ground Floor:

**Shop** 16'10" frontage x 15' depth (maximum) with electric roller shutters to the front.

**Store Cupboard** with fridge/freezer.

**W.C.**

## Services

Mains electricity, water and sewerage services are connected to the property.

### 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



## Rates

The premises are assessed as follows:

Rateable Value £3,200

Rates free incentives subject to status.

## Tenure

The premises will be offered by way of a new FRI lease at an initial asking rent of £6,000 per annum. Full terms to be agreed.

## EPC

Rating - E.

## 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