

Investment Opportunity



North East Commercial
Property & Business Agents

Tenanted Café & Separate Residential Accommodation

75 & 75a Mortimer Road, South Shields NE33 4TS

NE2111



- Ground Floor Coffee / Sandwich Bar.
- Shop income £7,080 per annum.
- 5 year FRI lease from April 2023.
- Spacious 4 bed accommodation.
- House ERV circa £12,000 per annum.
- FREEHOLD PRICE £199,000 / OFFERS.



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

0191 487 8566

www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This investment property is located towards the northern end of Mortimer Road, close to the junction with Oxford Avenue. This part of South Shields is predominantly residential and there are a number of nearby schools.

The town centre lies around one mile to the north and access via car or public transport is straightforward with bus stops directly outside the property.

Description

The property comprises a self-contained, single storey retail unit which forms part of a larger three storey building. The retail unit occupies the ground floor only with the residential accommodation occupying the other part of the ground floor and all the upper floors. Access is from the street and both units are wholly independent.

Property

75a Mortimer Road **Commercial**
Ground Floor
Café / Coffee Shop circa 89 sq.m. (960 sq.ft.)
W.C.

75 Mortimer Road **Residential**
Ground Floor
Spacious Lobby
Bedroom 1 4.5m x 5.5m (double)
First Floor
Lounge 5.2m x 4.6m
Bedroom 2 5.3m x 4.4m (can sleep 3)
Kitchen
Bathroom
Second Floor
Bedroom 3 4.3m x 3.0m (double)
Bedroom 4 4.6m x 3.0m (can sleep 3)

EPC

75a Mortimer Road Shop - Rating D
75 Mortimer Road House - Rating E.

Viewing

Strictly by appointment only via this office.



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Rates

Business Rateable Value £4,550 (April 2023).
House is Council Tax Band B.

Occupational Leases

75a Mortimer Road;
The shop is occupied on a 5 year FRI lease from April 2023 at a rent of £7,080 per annum. There is a rent review at the 3rd anniversary.

75 Mortimer Road;
The residential accommodation is currently let as serviced accommodation generating £950 pcm through a management company. At the point of sale, it will be offered with vacant possession offering buyers the flexibility to use it as a private residence or investment opportunity.

Money Laundering Regulations

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

Services

Water, gas and electricity is installed to the shop. There is gas central heating in the flat.



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