

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE tbc



North East Commercial
Property & Business Agents

FORMER RESTAURANT

7 Mount Terrace,
South Shields NE33 1PU



- Separate ground and first floor spaces.
- GIA circa 380 sq.m. (4,100 sq.ft.).
- Located within town centre close to car parks.
- Part fitted and equipped spaces.
- Pleasant split level restaurant designs.
- Suitable for alternative uses.
- FREEHOLD OFFERS OVER £400,000.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Sales Particulars

Location

These restaurant opportunities are located within a larger detached building, 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 seeing significant investment at the moment, 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

There is one main entrance which leads into a private lobby which permits secure access into each floor.

A stairwell then leads up towards the first floor and their toilet facilities are located on the half landing. Each restaurant space is part fitted and equipped but the kitchen areas need attention.

Premises

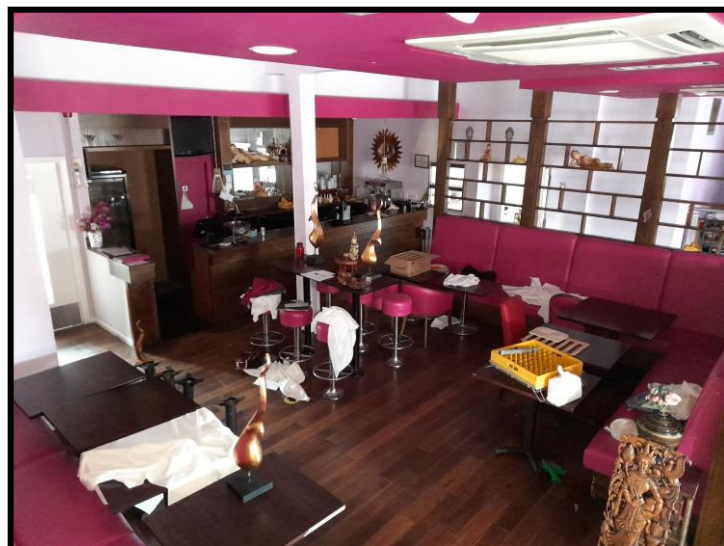
Comprises separate floors of a 2 storey property in good order throughout. Access to the upper floor is via the secure shared ground floor lobby.

Ground Floor

Restaurant Area	circa 1,010 sq.ft. (94 sq.m.)
Kitchen	circa 250 sq.ft. (23 sq.m.)
Office / Store	circa 225 sq.ft. (21 sq.m.)
Gents & Ladies Toilets	

First Floor

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



Services

Gas, water, electric and sewerage is installed.

Rates

The premises are assessed as follows:

Ground Floor Rateable Value £7,800

First Floor Rateable Value £9,500

Rates subsidies available subject to status.

Tenure

We are verbally informed that the property is held on a freehold title.

EPC

Rating – B

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