



For Sale

Restaurant Premises

The Irvin Building
Union Road
North Shields Fish Quay
NE30 1HB

- Ground Floor Restaurant Premises
- Net Internal Area 2494 ft² (231.69 m²)
- Well presented and recently trading
- Fantastic Quayside location
- Opposite the Staithes Public House

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Situated on Union Road at the Eastern end of North Shields Fish Quay opposite The Staithes Public House in a vibrant Quayside location amongst other popular bars, restaurants and residential developments. The Fish Quay is located in a conservation area where further major residential development is currently being undertaken which will undoubtedly further improve demand for commercial accommodation.

Description

Ground Floor well-presented open plan restaurant accommodation which is licensed for 100 covers.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Net Internal Area	2494	231.69

Tenure

New long leasehold interest for a term of 150 years on effective FRI terms.

Asking Price

£350,000 plus VAT

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- ✉ mjw@lofthouseandpartners.co.uk
- ✉ alexa@lofthouseandpartners.co.uk
- ☎ **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

Restaurant Premises £26,750

The Uniform Business Rate for the Rates Year 2017/2018 is 47.9p. If necessary a written request should be made to the Local Authority for confirmation.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3573

Prepared

July 2017

EPC

Energy Rating F