

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



For Sale

Development Site

Mile End Road
South Shields
NE33 1TA

- Freehold own centred development site
- Approximately 0.086 acres (0.035 ha)
- Situated in established leisure circuit
- Immediately adjacent to Wetherspoons and Yates
- Opposite new DWP office building
- Planning consent for Restaurant/Takeaway

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

Location

Mile End Road is located within South Shields town centre just off King Street with excellent Metro and public transport links. The site sits immediately opposite the newly constructed Job Centre Plus building and adjacent to The Wouldhave public house (JD Wetherspoons) and Hogarth's within the main leisure/bar area. Other occupiers include Tinker Smiths, Life of Riley and Viva.

Description

The site comprises a level grassed area totalling approximately **0.086 acres (0.035 ha)** shown for identification purposes on the attached plan.

Planning

The site was granted planning consent by South Tyneside Council on 25th June 2021 under application no **ST/0362/21/RES** for the erection of a single storey building for the sale of hot food for consumption on and off the premises. A link to planning approval is below: <http://planning.southtyneside.info/MVM.DMS/Planning%20Application/809000/809238/ST036221RES%20Decision%20Notice.pdf>

Plans attached.

Tenure

We are advised the site is freehold and held under 2 separate titles.

Asking Price

Offers invited on the region of **£150,000 (One hundred and fifty thousand pound)**.

Costs

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

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

We are advised the site is non VAT elected and therefore the sale price will not be subject to VAT

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

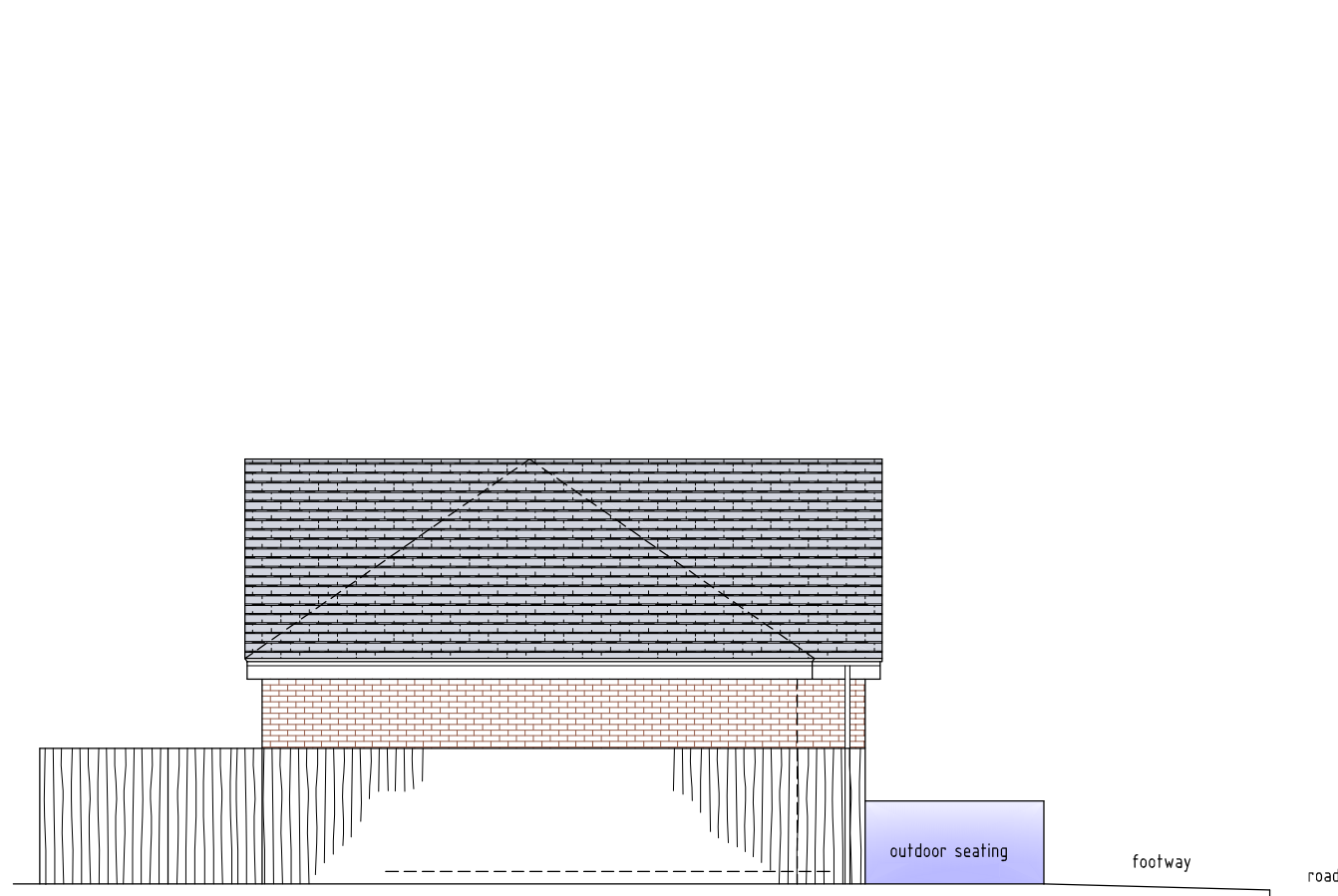
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

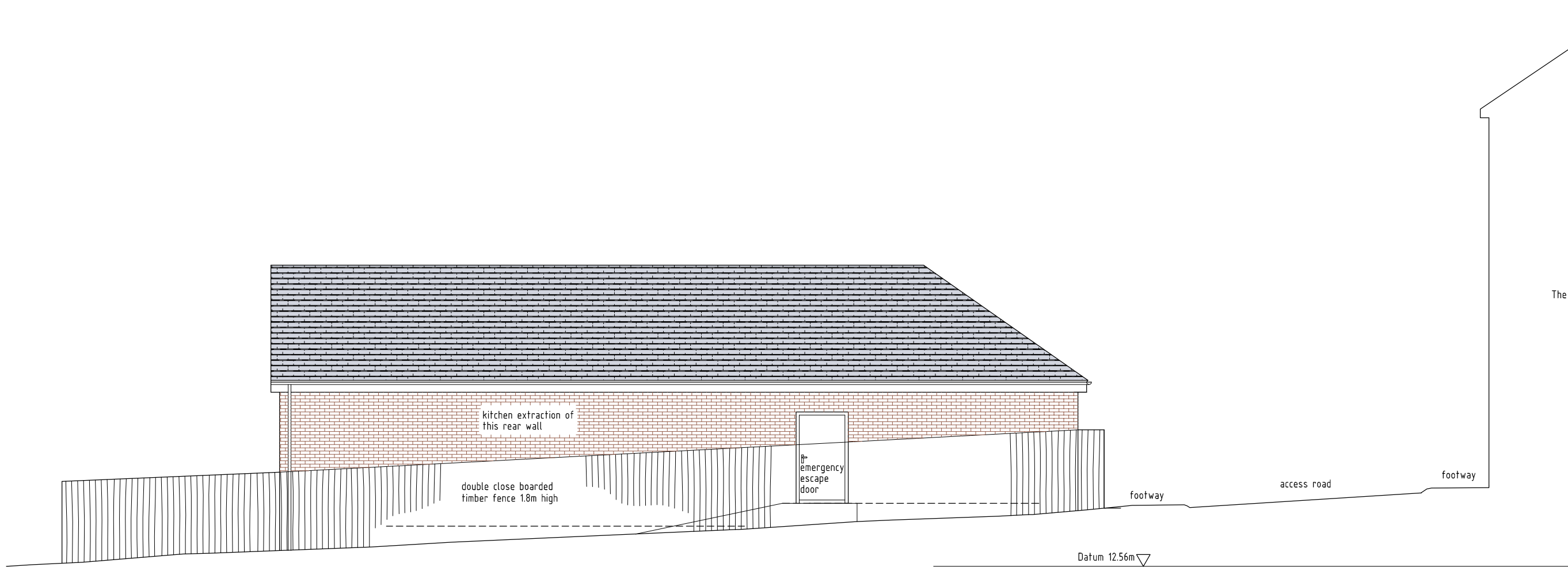
C4110

EPC

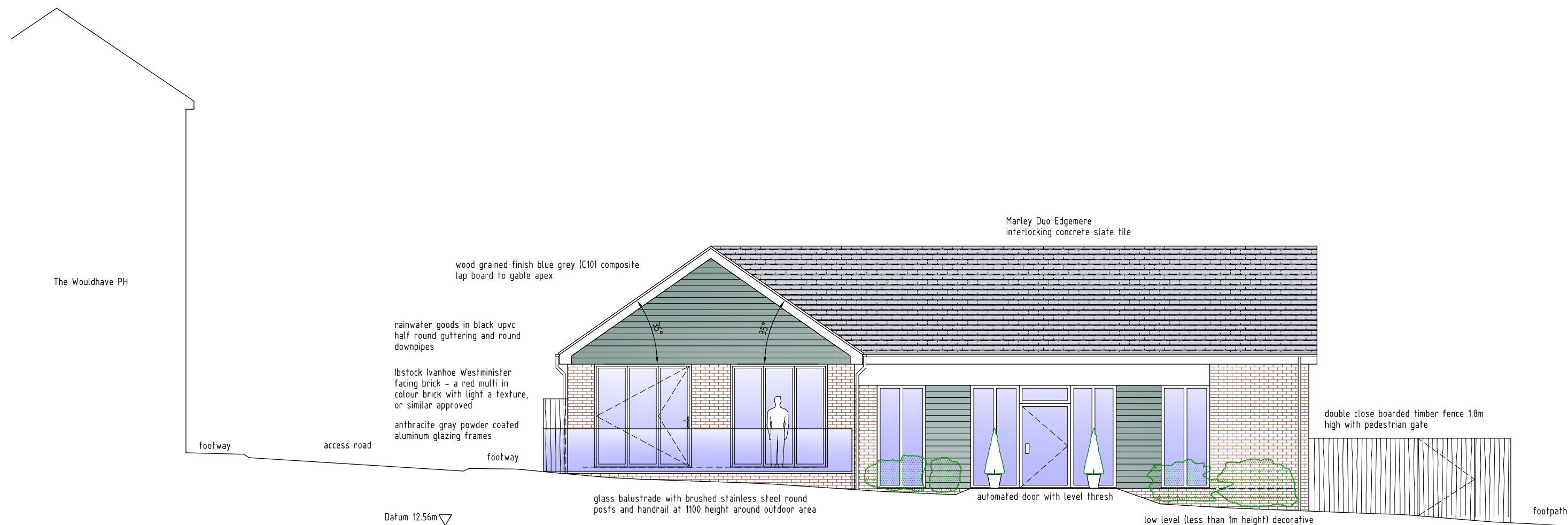
Not applicable



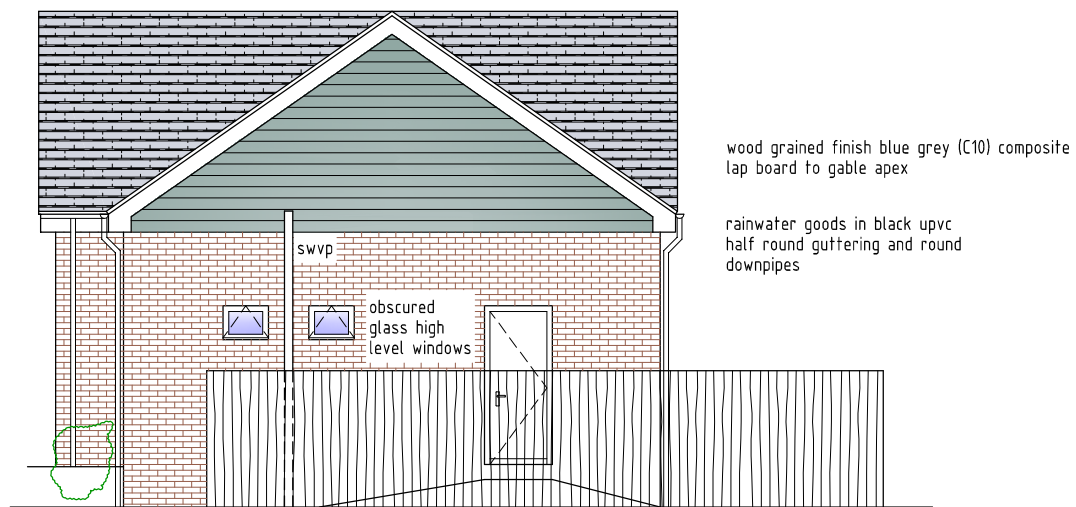
PROPOSED NORTHERN SIDE ELEVATION
SCALE 1/100



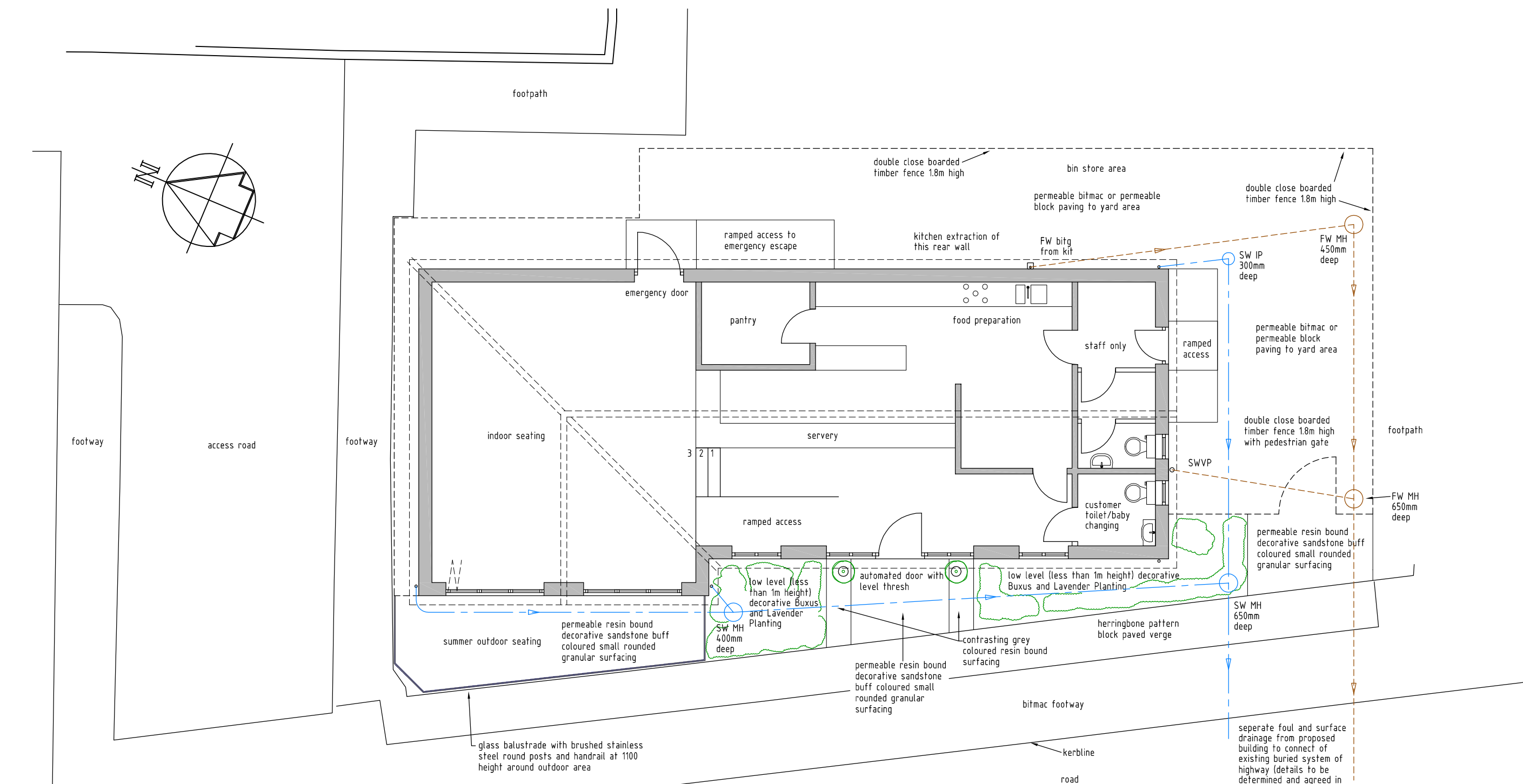
PROPOSED EASTERN REAR ELEVATION
SCALE 1/100



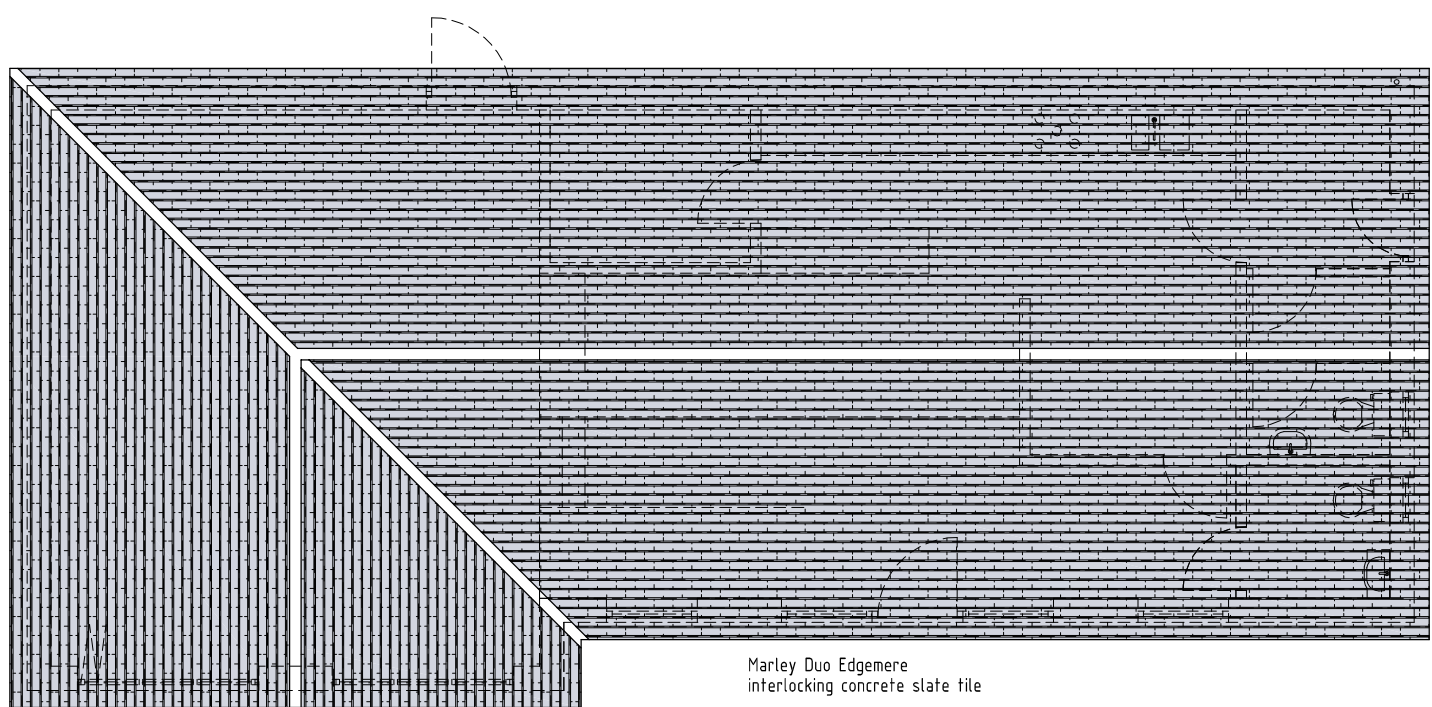
PROPOSED WESTERN FRONT ELEVATION
SCALE 1/100



PROPOSED SOUTHERN SIDE ELEVATION
SCALE 1/100

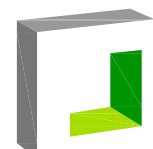


PROPOSED GROUND FLOOR PLAN LAYOUT
SCALE 1/100



PROPOSED ROOF PLAN
SCALE 1/100

Amendments		
Rev	Date	Description



tel: 0789 424 1113 / 0191 370 1526
email: info@aspectdesign.org

aspect design
building • civil • structural

Client:

QUOTIENT SOLUTIONS LIMITED

Project Title:

PROPOSED DEVELOPMENT FOR THE SALE OF
HOT AND COLD FOOD OF LAND ADJACENT
THE WOULDHAVE PUBLIC HOUSE, MILE END
ROAD, SOUTH SHIELDS, NE33 1TA

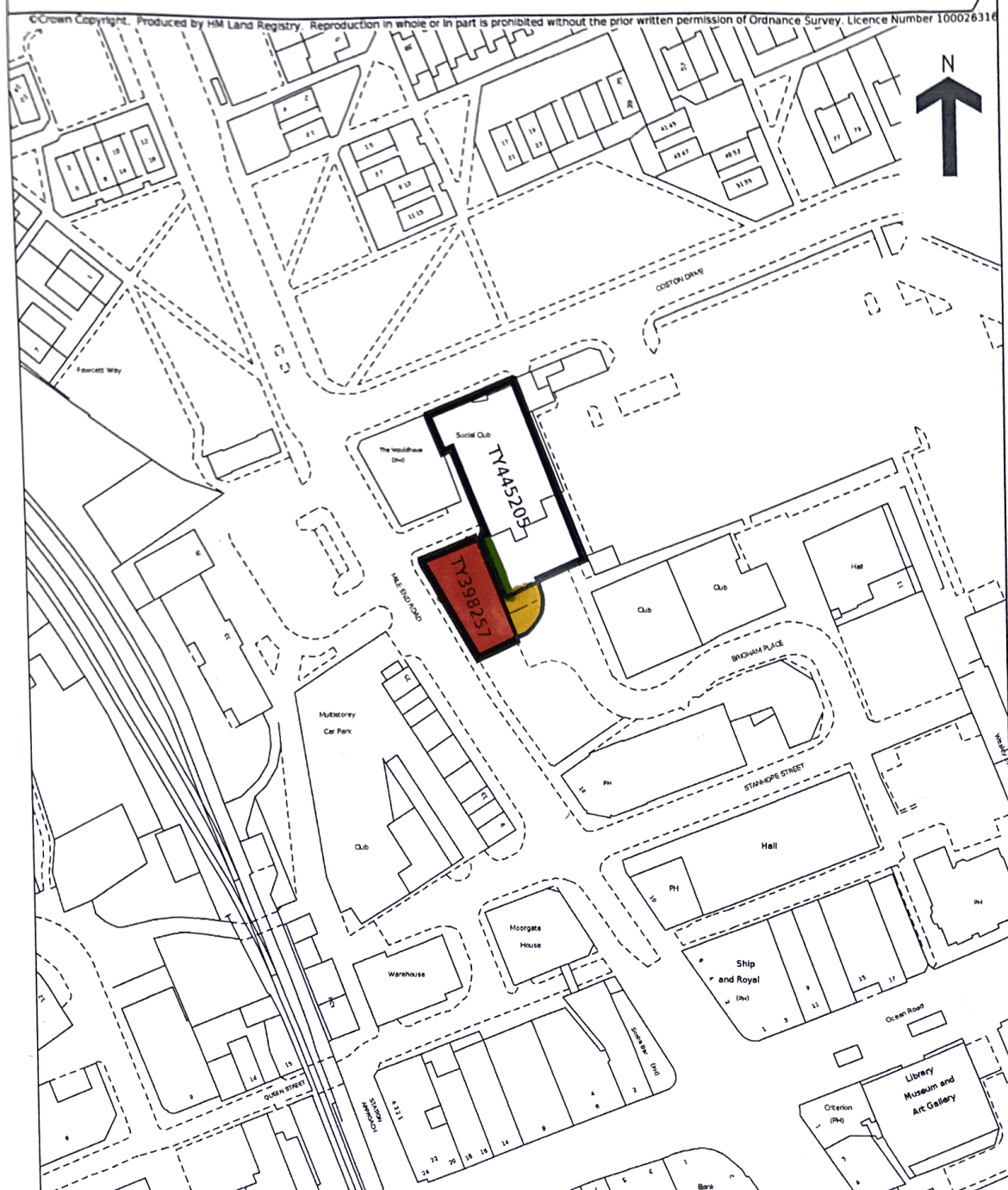
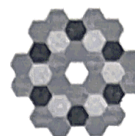
Drawing Title:

PROPOSED DETAILS

Scale:	1/100	Drawn By:	PB
Date:	MARCH 2021	Drawing No:	AD.WOULDHAVE/14/03
		Rev:	0/-

HM Land Registry Current title plan

Title number **TY61217**
Ordnance Survey map reference **NZ3667SW**
Scale **1:1250**
Administrative area **Tyne and Wear : South Tyneside**



This is a copy of the title plan on 3 OCT 2022 at 09:53:58. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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This title is dealt with by HM Land Registry, Durham Office.