



To Let

Former Restaurant Premises

245 Prince Edward Road NE34 7LZ and
303 Sunderland Road
South Shields NE34 6RB

- Vacant restaurant premises
- Highly prominent roundabout position
- Located in popular suburban shopping parade
- Totalling **1011 ft² (93.92 m²)**
- Frontage to Prince Edward Rd & Sunderland Road
- Nearby **Iceland, Sainsburys, Greggs & Tesco**

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

Location

Prince Edward Road is a busy suburban shopping parade serving a densely populated residential area known as The Nook located approximately 2.5 miles southeast of South Shields town centre. The property occupies arguably the most prominent position within the parade on its roundabout junction with Sunderland Road. Free parking bays are situated to the front of the parade which is represented by a good mix of national and local occupiers including Greggs, Sainsburys, Tesco, and Iceland.

Description

The accommodation is arranged over ground floor only and comprises vacant fully fitted former restaurant which has been extensively refurbished throughout providing restaurant, kitchen and WC's. The building has recently been re roofed.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Restaurant and Premises	1011	93.92

Tenure

A new Lease is available at a commencing annual rental of **£18,500** for a term of years to be agreed (minimum **5** years) on an effective FRI basis subject to **5** yearly Rent Reviews.

VAT

We are advised the property is not elected for VAT.

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**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£16,750**. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

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

C4259

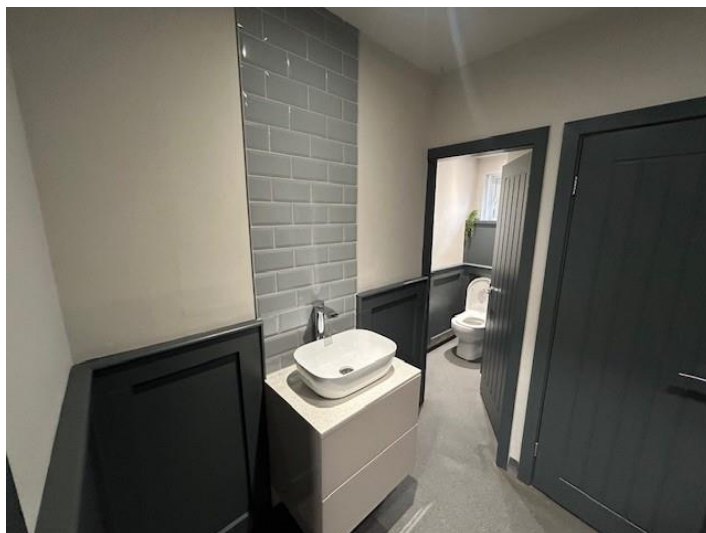
EPC

Energy Rating 100/D



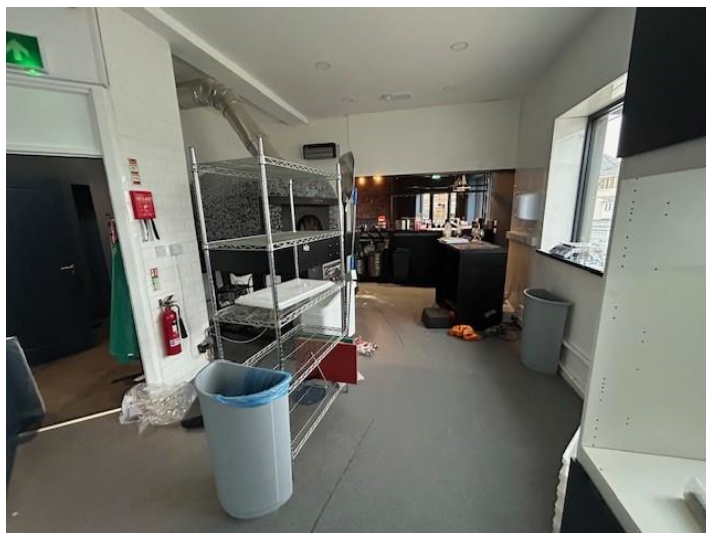
Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4329964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF. LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF. LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.