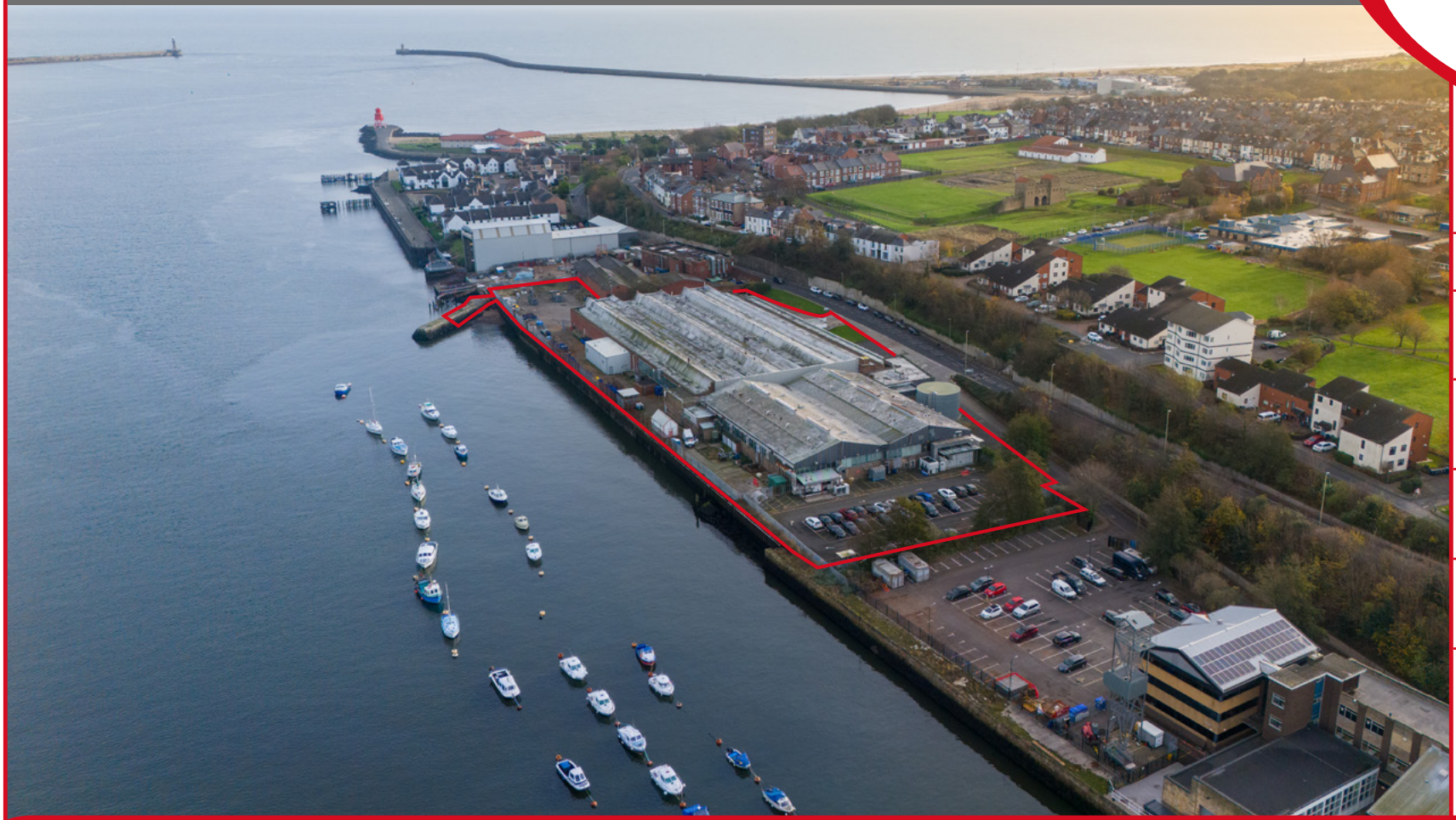
lofthouse
and partners

Warehouse / Industrial site with development potential

Former SAFT. River Drive, South Shields. NE33 2TR.

FOR SALE



- Riverside Industrial Site
- Warehouse **81,369 ft2 (7,559 m2)**
- Total site area approx. **3.87 acres**
- Extensive frontage to River Tyne
- Headroom range **5m-8.5m**
- Potential for Residential development STP

Sunderland | 0191 565 8844 | www.lofthouseandpartners.co.uk

51 Frederick Street, Sunniside, Sunderland SR1 1NF.

Regulated by RICS

RICS

LOCATION

The site lies on the southern bank of the river Tyne accessed from River Drive (B1344) and located approximately 0.5 miles north of South Shields town centre having extensive river frontage to its northern boundary.

DESCRIPTION

The property comprises single storey industrial warehouses constructed circa 1940 having a single storey office section to the River Drive elevation. The main factory has a multi span pitched roof, and the elevation to the riverside (northern elevation) would appear to have been extended in the last 20-30 years. There is a grassed area to the River Drive elevation and the building has separate hardstanding to both its western and eastern boundaries together with office parking to the front elevation. The headroom in the main warehouse ranges from between 5m to 8.5m. Externally there is a water storage tank which we understand feeds the sprinkler system within the plant.

ACCOMMODATION

The property briefly comprises as follows:-

ACCOMMODATION	ft2	m2
Warehouse and Offices	81,369	7559.18
Western car park	Approx. 50 spaces totalling 0.3 acres	
Eastern Compound (excluding access road)	0.33 acres	
Car parking to office section (River Drive)	8-10 spaces	
TOTAL SITE AREA	**3.87 acres approx.**	

TENURE

We are advised the property is Freehold.

ASKING PRICE

Offers in the region of **£1.9m (one million nine hundred thousand pounds)**

DEVELOPMENT/OVERAGE PROVISION

The sale will be subject to an overage provision of 20% of any uplift in value for a period of 10 years.

VAT

Figures quoted exclude VAT where chargeable.

COSTS

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

VIEWING

Strictly by prior appointment.

CONTACT

Mario Jaconelli
mario@lofthouseandpartners.co.uk

Alexa Reavley
alexa@lofthouseandpartners.co.uk

0191 565 8844

RATEABLE VALUE (RV)

The Valuation Office has confirmed the current Rateable Value is £69,000. The Uniform Business Rate for the Rates Year 2024/2025 is 54.6p. 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

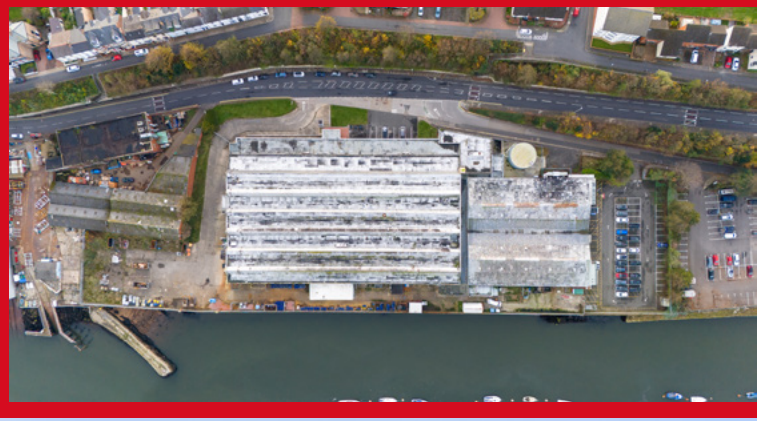
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

REF: C4257

EPC Awaiting information

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 end 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

Sunderland | 0191 565 8844 | www.lofthouseandpartners.co.uk

51 Frederick Street, Sunniside, Sunderland SR1 1NF.

Regulated by RICS

lofthouse and partners

Sunderland | 0191 565 8844 | www.lofthouseandpartners.co.uk

51 Frederick Street, Sunniside, Sunderland SR1 1NF.

Regulated by RICS