



Willie's Backyard Burgers

100-102 Ocean Road, South Shields NE33 2JF

- Takeaway / Restaurant
- Prominent Corner Position
- Suitable for a Variety of Cuisines
- Alcohol Licence
- Floor Area 81.9 sq. m. (882 sq. ft.)
- Fully Equipped for the Trade
- Rent £14,000 per annum
- 7 Year Lease from June 2022

Price: £15,000 Leasehold

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Location

The business is situated within easy walking distance of the seafront and South Shields town centre on Ocean Road one of the main roads running out of the town centre. South Shields is easily found, being approximately 7 miles due north of Sunderland.

Description

The business is located on the ground floor of an end terrace two storey property.

The floor area is 81.9 sq. m. (882 sq. ft.) consisting service area, seating area, kitchen, store and W/C facilities.

The unit is fully equipped for the trade including 4 pan Florigo frying range, electric pizza oven, buffalo twin fryer, 6 hob electric oven, buffalo hot plate, fridge/freezers plus much more.

Our client has ceased trading in the unit and moved the burger business back into his other business (Smiths Chippy).

Tenure

Leasehold – 7 year lease commenced June 2022.

Price

£15,000 Leasehold

Rent

£14,000 per annum

Rateable Value

The 2023 Rating List entry is Rateable Value £9,700.

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Costs

The ingoing tenant is responsible for the landlord's legal fees.

Viewing

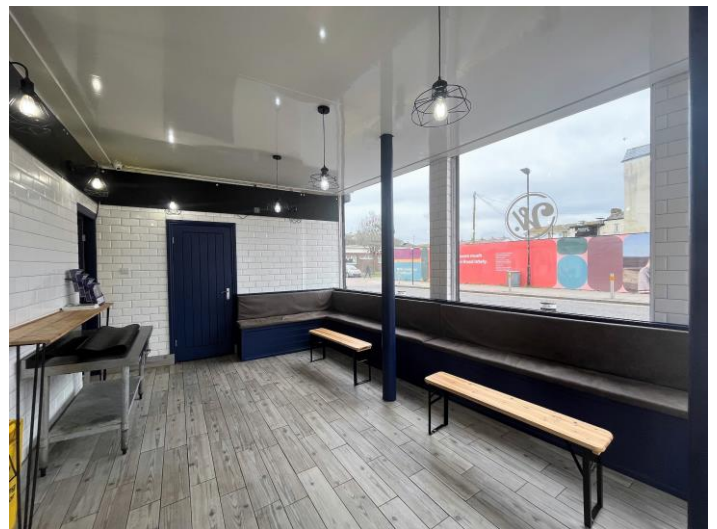
Strictly by appointment through this office.

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref H758 (Version 2)

Amended 19th July 2023



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