



Fully Equipped Takeaway

15 Queen Street, South Shields NE33 1HW

- Fully Equipped Hot Food Takeaway
- Floor Area 81.05 sq. m. (872.4 sq. ft.)
- Suitable for a Variety of Cuisines
- Formally Traded as a Lebanese Takeaway
- New Lease Available
- £3,000 Fees for Equipment & Lease Costs

Rent £8,400 per annum

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Location

The unit is situated on Queen Street meters from the main shopping parade and prime location of King Street. South Shields is a popular coastal town approximately 10 miles from Newcastle City centre and is easily found via the A194(M). Parking is provided via a pay and display car park to the rear.

Description

A single storey self-contained unit with flat roof. The floor area is circa 81 sq. m. (872.4 sq. ft.) consisting customer waiting/service area, kitchen, store W.C and large storage area. The unit until recently traded as Falafel Freiha a Lebanese Takeaway and still retains a range of equipment. The unit would suit a variety of uses subject to the correct use class.

Rent

£8,400 per annum (Paid monthly in advance)

Deposit

No deposit required

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Costs

Our client requires £3,000 for all the equipment and costs relating to preparation of a new lease.

Notice

The tenant must be a home owner and act as guarantor.

Rent

£8,400 per annum.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £1,500

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

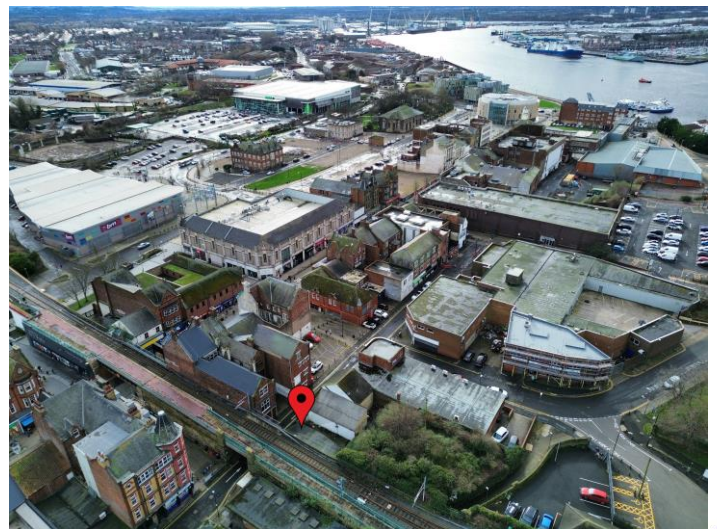
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: H963 (Version 1)

Prepared 22nd February 2024

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