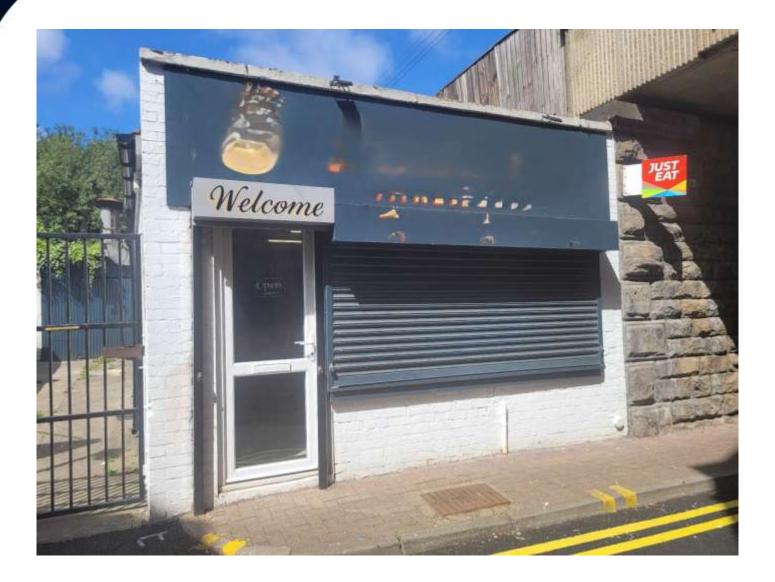


### Retail | Eateries | Pubs | Leisure | Care | Hotels



### **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
- Shared Driveway
- 5 Year Lease in Place
- Nil Premium

### Rent £9,500 per annum

Ground Floor, Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YB T: 0191 212 0000 E: commercial@rookmatthewssayer.co.uk www.rookmatthewssayer.co.uk



#### 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 a takeaway and retains a range of equipment, including new flooring and counter.

\*some equipment available at separate negotiation.

The current tenant is looking to transfer their lease, due to personal circumstances.

The unit would suit a variety of uses subject to the correct use class.

#### Rent

£9,500 per annum

#### Deposit

No deposit required

#### Tenure

Leasehold There is a 5 year lease in place, with a break in 2028.

#### Cost

In-going Tenant to cover Client's costs of £1,000+vat (£1,200 inc vat).

#### Notice

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

#### Rent

£9,500 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

#### **Important Notice**

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 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: I243 Prepared 15<sup>th</sup> May 2025





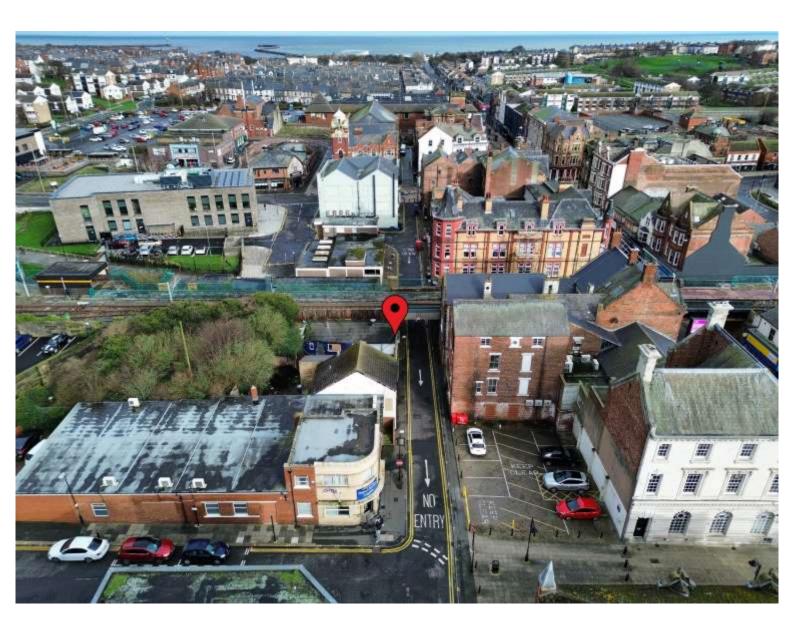












Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property. R574

