



## 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**

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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 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

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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: I243**

**Prepared 15<sup>th</sup> May 2025**

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