

FOR SALE
PROMINENT FREEHOLD BAR &
FUNCTION ROOM

Eddisons



RIVERSIDE, 3 MILL DAM, SOUTH SHIELDS, NE33 1EQ

PRICE – OFFERS IN THE REGION OF £150,000

- \ Prominent position at the junction of Mill Dam and Commercial Road.
- \ Modern Bar area and first floor function room.
- \ Immediate vacant possession available.
- \ A long established business that has recently ceased trading.

BAR – GROUND FLOOR AREA
99m² (1,069sq ft)



LOCATION

The premises are situated at the junction of Mill Dam and Commercial Road visible from the busy road network accessing the town centre.

South Shields is located at the mouth of the river Tyne and is the third largest town on Tyneside with a population of circa. 75,000. Newcastle lies approximately 4 miles to the west.

Located in close proximity to the Customs House which is situated on the Banks of the River Tyne, the immediate surrounding area is mixed commercial/residential in nature with a number of other pubs in close proximity.

DESCRIPTION

A two storey brick built end terrace property facing directly onto Commercial Road, with ornate parapet wall to the front, which partly conceals a pitched slate roof.

Internal finishes are relatively modern throughout and the bar has more recently been operating under the Longhorns branded concept.

There is a small seating area to the road frontage and access to the cellar is gained from a small yard also from the front.

The following floor areas, on a GIA basis are provided for guidance only:-

	M ²	SQ FT
GF Bar area (serving)	19.47	210
GF Bar area (lower)	47.65	513
GF Bar area (raised)	32.17	346
FF Function room	57.50	619
FF Male & female toilets	-	-
Total Floor Area	156.79	1,688



RATEABLE VALUE

Description / Public House and Premises

Rateable value / £22,000

TRADING

The business has recently ceased trading and no accounting information can be provided to interested parties. More recently we understand that trading has comprised both wet and food sales.

TERMS

Offers are invited for the freehold interest in the region of £150,000.

VAT

All prices quoted and offers received are deemed to be exclusive of VAT.

VIEWING

By prior arrangement with the sole agents:

Eddisons
Tel / 0113 241 0940
Email / steven.jones@eddisons.com

APRIL 2018
SUBJECT TO CONTRACT
FILE REF / 711.4076A

For more information, visit eddisons.com/property
T: 0113 241 0940

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Eddisons

Energy Performance Certificate

Non-Domestic Building



The Riverside
3 Mill Dam
SOUTH SHIELDS
NE33 1EQ

Certificate Reference Number:

9184-3026-0492-0700-5291

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **47**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	232
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	94.85

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

109 If typical of the existing stock