R.A Jackson & son
Est. 1830







40 Westoe Road, South Shields, NE33 4NA

£40,000

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- Ground Floor Retail Shop
- Tenanted Investment Sale
- Let to a Sandwich Business
- Well Established
- Rent £4000 per annum
- Six Year Lease Expires 31/12/2027

LOCATION
The property is located in South Shields on the north east coast of England and south of the River Tyne. The town is well established and offers a wide range of services and facilities to a sizeable population and surrounding communities.

SITUATION
The property is situated on the west side of Westoe Road (A1018) and just south of the junction connecting Westoe Road with Crossgate, Fowler Street, Beach Road and the Town Hall.

DESCRIPTION
The property is a ground floor retail shop forming part of a mid terrace with a separately owned flat above. The property has a traditional shop window frontage and is arranged as a sandwich shop including a kitchen.

OCCUPANCY
The property is occupied by 'Granny's Kitchen', a traditional sandwich shop subject to a commercial lease for six years from 1st January 2022. Expiry due 31st December 2027. The rent is currently £4000 pa.

ACCOMMODATION
Main sales kitchen and WC. 34.8 sqm (344.6 sq ft)

TENURE
Freehold. Title number TY78806.

ENERGY PERFORMANCE CERTIFICATE
The EPC rating for the property is B. A full copy of the report is available on request.

PRICE
Our client is seeking £40,000.

RATING LIABILIITY
According to the Valuation Office Agency (VOA) website, the premises has a rateable value of £4,350.

VAT
Unless otherwise stated, all figures expressed in these particulars are deemed to be exclusive of VAT.

MONEY LAUNDERING REGULATIONS
In accordance with the Anti-Money Laundering Regulations, the Purchaser will be required to provide two forms of identification and proof of the source of income.

CLIENT MONIES PROTECTION SCHEME
R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme

PROPERTY REDRESS SCHEME
R.A. Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

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R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

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Property Management
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To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk



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