



## JOHNNIE'S BAR, 14 WALTER STREET, JARROW, TYNE & WEAR, NE32 3PH

- **Public House/Restaurant with car parking**
- **Outside seating area**
- **Development potential subject to planning consent**
- **Central location close to amenities**
- **Offers over £195,000 plus VAT**

## For Sale – Public House with Development Potential

### LOCATION

The subject property is located on Walter Street which is a residential street on the edge of Jarrow town centre fronting on to the B1297. The property is located approximately one mile west of the A19 trunk road and the southern entrance into the Tyne Tunnel. It is around six miles south-west of Newcastle upon Tyne City centre.

There are a wide range of retail and leisure facilities in the immediate vicinity including shops, supermarkets, schools and public houses. There are also a number of industrial estates located nearby.

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The property comprises a two-storey detached building of rendered brick construction with UPVC double glazed windows under a slate covered pitched roof.

The front part of the property has been refurbished recently as a bar. The rear part of the ground floor has been partly refurbished to provide a restaurant with commercial kitchen.

To the first floor is a former two bedroom flat which is in need of refurbishment and a large function room. There is also a cellar, gas fired central heating to radiators and a fire alarm system.

There is a car park and outdoor seating area to the side of the property.

The property extends to a site area of 0.21 acres (0.09 hectares) or thereabouts.

## ACCOMMODATION

We have calculated the gross internal area as follows:

Ground floor bar	158.56 sq m (1707 sq ft)
Ground floor restaurant	96.91 sq m (1043 sq ft)
First floor	196.64 sq m (2116 sq ft)
<b>Total</b>	<b>452.11 sq m (4866 sq ft)</b>



## RATEABLE VALUE

The property is assessed for rating purposes as follows:

Description: Public House & premises  
Rateable Value: £4,000

We understand that the first floor flat is a Band A property.

Occupiers of the property are likely to benefit from small business rates relief for the bar. Interested parties should verify the accuracy of this information and rates payable with the Business Rates department of the Local Authority.

## SERVICES

We understand the property benefits from all mains services. However, we recommend all interested parties make their own enquiries as to service capacity.

## DEVELOPMENT POTENTIAL

Pre-application enquiries have been undertaken with the Local Planning Authority. This has established that conversion of the property to a wholly residential use or, the demolition of the existing property and construction of residential properties is likely to be acceptable in planning terms subject to the satisfactory design and massing of the building.

Further details of the pre-application enquiries are available on request.





Site plan



Location plan

## PRICE

The property is available freehold with vacant possession on completion at offers in excess of £195,000 plus VAT.

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

The property is registered for VAT and therefore VAT will be payable on the sale price.

## VIEWING

Strictly by appointment with sole agents, YoungsRPS.

## LOCAL AUTHORITY

South Tyneside Metropolitan Borough Council, Westoe Road, South Shields, Tyne & Wear, NE33 2RL. (Telephone 0191 4277000)

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-56.

A copy of the EPC and recommendation report is available on request.

## Particulars amended May 2023

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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