

The Fad

Leasehold

New Lease Available - Rental Offers Invited



The Fad, Gainsborough Avenue, South Shields, , NE34 8JN

AT A GLANCE

- DETACHED COMMUNITY PUB
- PROMINENT CORNER POSITION
- FUNCTION ROOM FOR CIRCA 100 GUESTS
- 3 BEDROOM OWNERS ACCOMMODATION
- TOTAL SITE AREA 0.315 ACRES (APPROX)



Property

There are two entrances to the pub one taking you into the main bar area, with the other being a dedicated entrance to the lounge/function room. Upon entry to the main bar, you are greeted by a spacious open plan area, with a small traditional bar to the right with a mixture of fixed and loose seating along the left wall and to the centre of the room. Towards the back of the room is the pool table and darts throw with a corridor leading to the toilets to the right side. The lounge/function room can also be accessed from this corridor but also has a separate entrance with a second bar servery. The lounge/function room has plenty of room for at least 100 guests, with an abundance of fixed and loose seating in three distinct seating 'zones'.

Ladies and Gents WC. Beer Cellar and bottle store.

The private accommodation is located on the first floor and briefly consists of three good sized bedrooms, a bathroom suite, along with a spacious kitchen and small office space.

Planning

We are advised that the property is neither Listed nor situated within a Conservation Area. Prospective purchasers are advised to make their own enquiries.

Utilities

All mains services are connected

The Business

The vendor has not occupied the property and does not have knowledge of the day to day running of the business and therefore does not have access to any financial information.

Rates & Charges

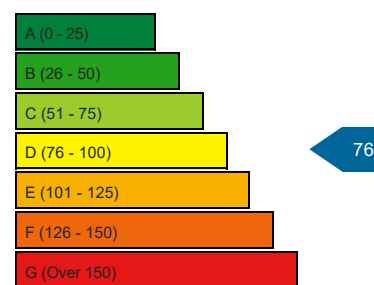
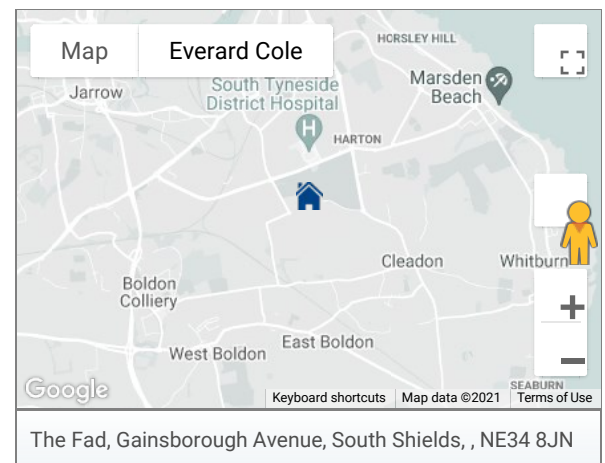
The Rateable Value has been assessed at £5,000. The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business.

Tenure

The property is being offered on a brand new lease agreement with a guide rent of £20,000pa. A wide variety of options are available, subject to negotiation.

Location

The Fad as it's affectionately known is a detached pub situated in the centre of the vibrant Whiteleas estate in South Shields located at the junction of Gainsborough Avenue and Rubens Avenue. Surrounded by a mixture of terraced and semi-detached housing, the pub serves the local community, and any prospective licensee has the opportunity to build links with the local primary school and parish church, both within a minute's walk from the pub. A great mix of families, young couples, and retirees are part of a population of over 8,000 Whiteleas residents, all potential customers of the **Fad**, with the next nearest pub, the New Mill a mile away. The nearby parade of shops are a magnet for local consumers and Temple Memorial Park situated just a quarter of a mile from the pub is home to football pitches for local teams, as well as plenty of activities for young and old alike including a leisure centre, play area, and skate park. The **Fad** is well-placed to cater to customers who use these local amenities, in particular, the local Sunday league football teams.



Viewing and Further Information



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Considering **SELLING, BUYING**, or want a **VALUATION?**

Contact Everard Cole for no obligation, professional and confidential advice.