



White Horse

Freehold

Offers in the Region of **£325,000 Plus VAT**

White Horse, Quarry Lane, South Shields, Tyne and Wear, NE34 7QZ

AT A GLANCE

- Detached Community Public House
- Commercial Catering Kitchen
- Large Car Park
- 2 Bedroom Living Accommodation
- Bar, Games Room and Restaurant
- Outside Trading Areas
- Total Site Area of 0.599 acres

Viewing And Further Information

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PROPERTY

A detached brick built property extending to 2 storeys under pitched and flat roofs.

Inner entrance porch leading through to the main bar area with large rough cut timber fronted bar servey and providing seating for approximately 30 persons on fixed perimeter seating and assorted chairs and raised stage area to the corner. The main bar leads through to a games area with pool playing area, dart throw and seating for circa 30 persons on fixed perimeter seating and chairs around polished wooden tables. Back to the entrance porch and you will find the restaurant area for approximately 30 guests having part polished wood floor and part carpet and access to the bar servery of that in the main bar area for ease of operation. A short staircase leads down to the commercial catering kitchen which is of good size with a range of stainless steel catering equipment, extraction with large canopy and separate prep and wash up area.

Beer cellar, bottle store and ladies and gentleman's toilets.

Externally there is a large carpark surrounding the pub, external trading space to the front and a covered decked area to the side of the property.

The living accomodation is located on the first floor and briefly comprises of 2 bedrooms, kitchen, lounge and bathroom.

PLANNING

The local authority is South Tyneside Council. We are advised that the property is neither Listed nor situated in a conservation area. Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand all mains services are connected to the property.

MEASUREMENTS

The ground floor footprint measures 4,279 sq ft and the overall plot is 0.599 acres, (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

The White Horse has traded as a traditional pub, serving the local community. No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

The current Rateable Value has been assessed at £8,850.



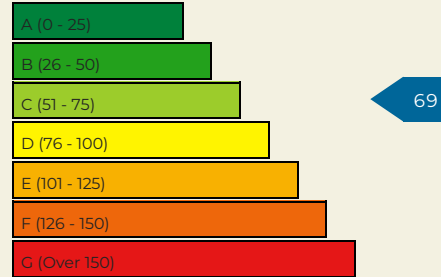


LOCATION

The property is located towards the rear of a densely populated residential housing estate on a substantial plot of 0.599 acres. The property has excellent transport links being located opposite the bus terminus and on the main footpath to Marsden. South Shields is a coastal town in South Tyneside, Tyne and Wear. It is on the south bank of the mouth of the River Tyne approximately 11 miles east of Newcastle upon Tyne.



EPC



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