



Ship and Royal

Freehold

Offers in the Region of **£250,000 Plus VAT**

Ship and Royal, 1-3 Ocean Road, South Shields, Tyne and Wear, NE33 2HT

AT A GLANCE

- Town Centre Pub
- Open Plan Trading Area
- 2 Bedroom Managers Accommodation
- Wet Sales Only
- First Floor Function Room (Not Used)
- Unused Rooms to Top Floor

Viewing And Further Information

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PROPERTY

The building is predominantly four storey, of brick construction with rendered elevations beneath multi-pitched tiled roof with flat roof over a single storey section around the frontage. There are dormer and bay windows to the front and side elevations. The building occupies the entire site and there is no external space. To the rear of the building is an alleyway used for bin storage and providing access to the rear of the building. The main trading area is located on the ground floor and providing seating for approximately 80 persons with a designated games area having pool playing area and dart throw being a multi section trading area over split levels. To the first floor there is a commercial catering kitchen and a former function room that are not currently used.

The living accommodation is located over the second and third floor with the current managers accommodation on the third floor briefly comprising of 2 bedrooms, lounge, kitchen and bathroom. On the second floor is a derelict one bedroom flat and 3 large rooms also derelict that could offer conversion to residential with substantial CAPEX.

There are no outside areas to the property.

PLANNING

The local authority is South Tyneside Council. We are advised that the property is not Listed. Prospective purchasers are advised to make their own enquiries.

UTILITIES

All services are connected.

MEASUREMENTS

The ground floor footprint of the property is 459m² / (4,936sq ft). and the overall site measures c. 0.113 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.



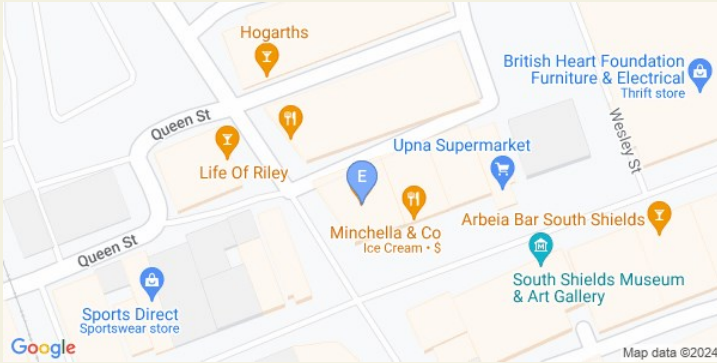
THE BUSINESS

Our client operates a leased and tenanted business therefore has no knowledge of the day to day running of the business therefore no trading information or historical accounts are available.

RATES & CHARGES

The Rateable Value (RV) of the Public House has been assessed at £33,750.



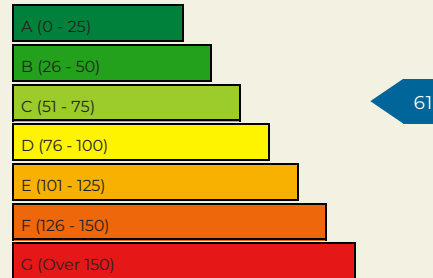


LOCATION

The Ship and Royal is located in South Shields, a coastal town which sits on the south bank of the River Tyne approximately 7 miles north of Sunderland and 12 miles east of Newcastle. The property occupies a prominent, corner position fronting Ocean Road, the pedestrianised high street through the town centre, and Mile End Road. Surrounding properties include national retailers such as McDonalds and Ladbrokes together with local retailers and public houses, restaurants and takeaways. The property is just a few minutes' walk from South Shields metro station providing good access links to the wider Tyne and Wear region



EPC



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