

TO LET



**The Gibraltar Rock, 2 East Street
Tynemouth NE30 4EB**



Key Points

- **Public House in Desirable Location**
- **Asking Rent: £80,000 per annum exclusive**
- **Size: 6,004 sq ft (557.79 sq m)**
- **Subject to Contract**

Location

The coastal town of Tynemouth is located approximately 8 miles east of Newcastle City Centre, on the northern bank of the River Tyne opposite South Shields. Access to the national motorway network is provided via the A194(M) at Junction 65 of the A1(M) 10 miles to the south west.

The property is situated on East Street, overlooking King Edwards Bay and is directly adjacent to Tynemouth Priory, providing picturesque views looking out on to the North Sea and the ever popular northeast coastline. Operators in the immediate and surrounding location include Riley's Fish Shack, Allards Lounge, Turks Head Hotel, Iztuzu, Deep North, Pleased To Meet You, and Co-operative Food amongst numerous other local/regional operators.

Description

The property comprises a public house within a two-storey building of masonry construction under a pitched tile roof. The ground floor offers a spacious bar/restaurant area with kitchen and WC facilities. The first floor offers a secondary bar area which can be utilised for private functions or additional seating for any food offering. In addition to the commercial element the first floor also provides a 2-bed residential flat which benefits greatly from the scenic views overlooking King Edwards Bay. The property also benefits from ample external space which can accommodate a sizeable beer garden area perfect for the warm weather days.





Description

There is copious amounts of car parking in the immediate vicinity and Tynemouth Metro Station is located approximately 500 meters to the west, providing direct access to Newcastle City Centre.

Accommodation

We understand that the property comprises the following approximate Net Internal Floor Areas:

557.79 sq m (6,004 sq ft)

Asking Rent

The property is available on a Full Repairing and Insuring basis at an asking rent of £80,000 (Eighty Thousand Pounds) per annum exclusive of VAT, with terms to be agreed, subject to contract.

Use/Planning

We understand that the property has consent for 'Sui Generis' Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Authority (North Tyneside Council).

Insurance

The Landlord is responsible for insuring the building and recovering the premium from the Tenant upon demand. Insurance premium to be confirmed.

The Tenant will be responsible for obtaining their own contents insurance.





Business Rates

With effect from the 1 April 2023 we understand that the property is assessed for rating purposes as follows:

Rateable Value: £42,500
Rates Payable: £21,207.50 (Estimated)

The National Non-Domestic Rating Multiplier is set at 51.2 pence in the pound for rateable values above £51,000 and 49.9 pence in the pound for rateable values below £51,000 for the rates year 2024/25.

The subject property may be subject to transitional phasing and as such, multiplying the Rateable Value by the National Non-Domestic Rating Multiplier may not give a true representation of the rates payable. Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (North Tyneside Council).

Energy Performance Certificate

The property currently has an energy asset rating of Band D (88). A full copy of the EPC can be obtained from the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate)

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.



RCY STREET

1 to 21

Prior's House

EAST STREET

PROPOSED
FENCE
PLANTERS

PROPOSED
FISHING
HERITAGE
MURAL

Gibraltar
Rock
(PH)

PROPOSED
AWNING AND
MOVEABLE
PLANTERS

PROPOSED
SERVING
KIOSK

Stones

PC

SCALE: 1:200 @ A3

MIDDLE STREET



0 10 20 30 40 50



Further Information

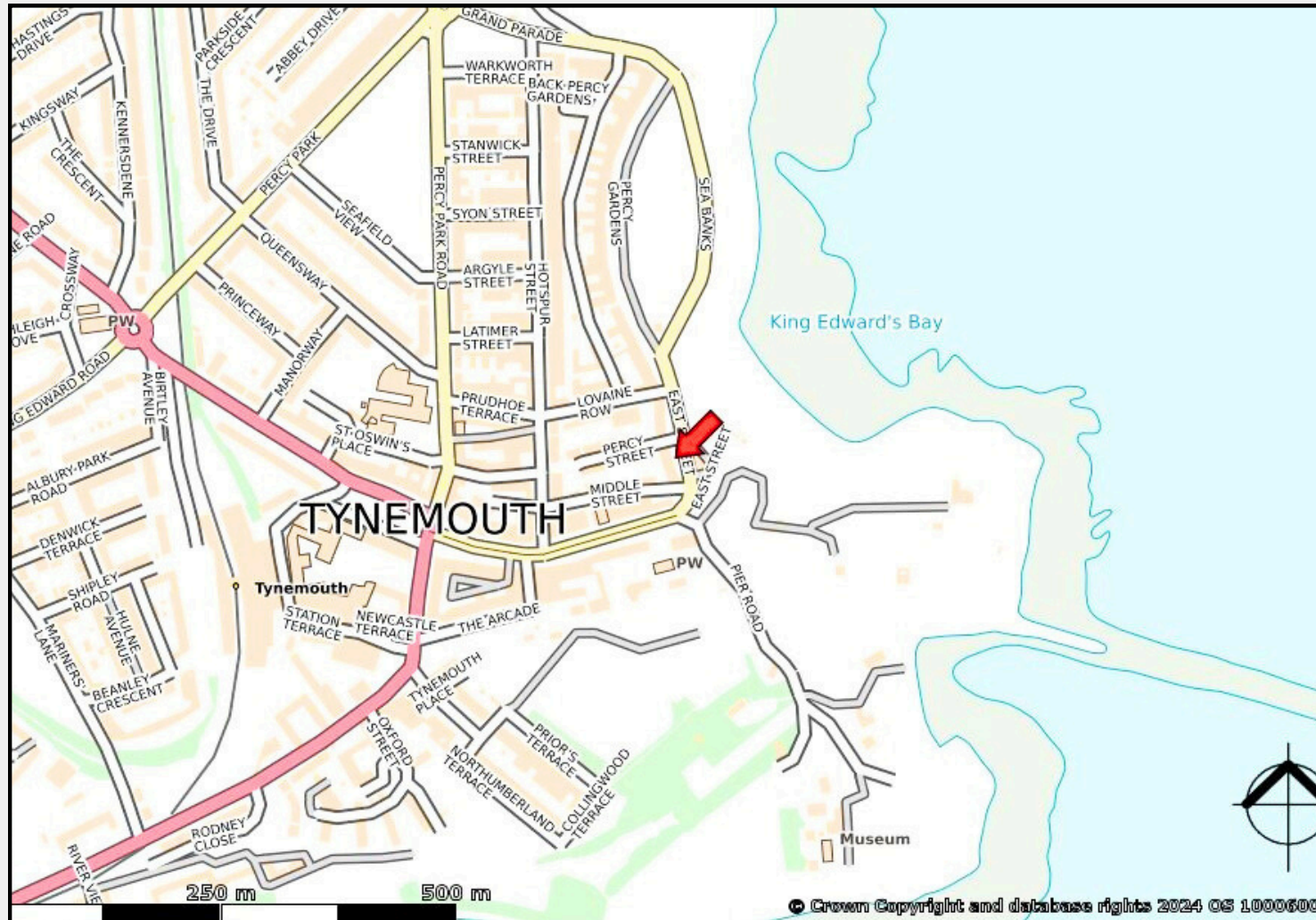
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**Sanderson
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