



378 South Eldon Street, South Shields NE33 5SY

- Vacant Hot Food Takeaway
- Still Retains Some Equipment
- Electric Roller Shutters
- Ample On Street Parking
- Floor Area 848 sq. ft. (78 sq. m.)
- New Flexible Lease Terms
- Suitable for a Variety of Cuisines
- Formerly an Indian & Chinese Takeaway

Rent: £9,624 per annum

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Location

The unit is located on South Eldon Street just off Western Approach which is one of the main roads leading into the centre of South Shields. South Eldon Street comprises a mixture of houses and flats with some commercial properties. South Shields is a town situated in the administrative area of South Tyneside. There are a range of amenities in South Shields including shops, schools and recreational facilities. There are Metro rail services from South Shields to Gateshead and Newcastle.

Description

A vacant hot food takeaway located on the ground floor of a mid terrace two storey property with pitched slate roof. The unit has formally been occupied by a Chinese takeaway and more recently an Indian takeaway. It still retains some fixtures and fittings including a 4 burner wok cooker, deep fat fryer, extraction system and more. The property is in fair condition and has just had the flat roof to the rear replaced, with other repairs to the front underway.

Floor Area	Sq. m.	Sq. ft.
Service Area	24.78	266.72
Kitchen	22.65	243.80
Store	11.59	124.75
Prep Area	5.81	62.53
Store	10.13	109.03
External W.C	1.5	16.14
External Store	2.4	25.83
Net Internal	78.86	848.8

Tenure

Leasehold – A new lease is to be agreed including terms and conditions. The ingoing tenant is responsible for the costs of the lease £1,000.

Rent

£9,624 per annum (Paid monthly in advance £802)
Rent review in year 3, 15% upwards increase.

Deposit

£2,406 (3 months deposit)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £2,125

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Services

The property has mains gas and electric. The electric meter has recently been removed but will be reinstalled by EDF free of charge upon occupation.

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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