

FORMER BEACH BINGO

1-4 Russell Street, North Shields, NE29 0BJ

FREEHOLD

**LARGE PROMINENT FORMER BINGO
HALL FOR SALE ON BEHALF OF JD
WETHERSPOON**



FORMER BEACH BINGO

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- **Freehold**
- **Substantial Locally Listed building prominently located on Russell Street**
- **Extending to 13,984 sq ft over ground, basement and three upper floors**
- **Refurbishment potential to create a large hospitality premises**
- **Adjacent to North Shields Metro Station and Bus Station**
- **Potential to reinstate the first floor viewing gallery**
- **Guide Price - Offers in excess of £300,000 plus VAT**
- **[Google Street View](#)**

LOCATION

North Shields is a densely populated town in the borough of North Tyneside which is situated approximately 8 miles northeast of Newcastle upon Tyne and 6 miles north of Sunderland. The area is well serviced by public transport with North Shields Metro Station providing regular services into Newcastle and around the local area.

The property occupies a site on Russell Street with North Shields Metro Station located behind the property. The surrounding area is predominantly commercial and residential with nearby occupiers including William Hill, Admiral, VPZ and various local stores.

DESCRIPTION & ACCOMMODATION

The property comprises a former bingo hall arranged over four floors with brick elevations beneath a pitched and hipped roof. The main entrance is next to the Metro Station entrance.

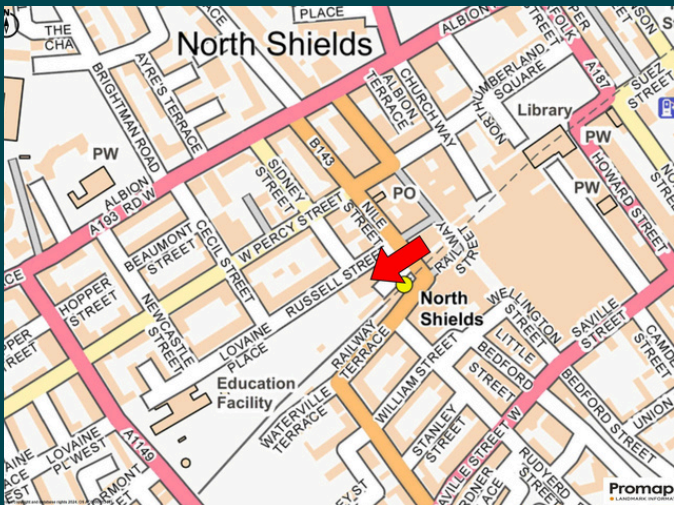
Ground Floor: Trading accommodation formerly used as a bingo hall with bar servery, customer toilets and a reception area.

Basement: Cellar and stores.

First Floor: The first floor provides customer seating and toilets.

Second Floor: Gallery level with fixed seating.

Third Floor: Small office or storage space located above the gallery seating.



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APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal floor areas.

Floor	Description	Sq M	Sq Ft
Ground	Trading / Ancillary	779.9	8,395
Basement	Ancillary	169.3	1,822
First/Second	Trading	311.6	3,354
Third	Ancillary	38.4	413
Total		1,299.2	13,984

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Freehold (Title Numbers TY33520 and TY591373).

RATEABLE VALUE & EPC

2023 Rateable Value - £10,400

An EPC is in the course of preparation.

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PLANNING

The property is Locally Listed however, it is not situated within a conservation area.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings currently on site can be included within the sale.

VIEWINGS & TERMS

The property is currently closed so all formal viewings must be arranged through the joint selling agents Savills and CBRE.

Offers in excess of £300,000, plus VAT, are invited for the benefit of our clients freehold interest with vacant possession.

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