



Former Public House

325.97 Sq M (3,509 Sq Ft)

- Development Potential
- Existing planning consent for conversion to retail shop/convenience store with residential flat
- Self-contained site of 0.259 acres
- Freehold Sale
- Potentially available to lease

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FOR SALE

The Jolly Steward, 101-103 Fulwell Avenue,
South Shields, NE34 7DF

Location

The property is located in the Marsden area of South Shields in South Tyneside. The property is on the south side of Fulwell Avenue close to Marsden Lane midway between Centenary Avenue and Prince Edward Road. The area is primarily residential in nature with good potential for a convenience store serving the surrounding accommodation.

Description

Self-contained former public house part brick built with rendered façade under a pitched roof. Internally the property is fitted out with a main bar with two smaller bars and kitchen. The first floor comprises residential accommodation with three bedrooms, lounge, kitchen and dining room.

Planning

Planning permission was obtained on the 13th December 2024 for change of use to retail shop with residential flat above. Further detail is available on this application for a convenience retail store with 11 cars and 2 disabled bays. The proposed opening hours are 7.00 to 22.00 on any day.

Accommodation

The property has following areas:

| | Sq M | Sq Ft |
|--------------|---------------|--------------|
| Residential | 92.68 | 998 |
| Bar One | 78.68 | 847 |
| Bar Two | 25.85 | 278 |
| Bar Three | 111.04 | 1,195 |
| Kitchen | 17.72 | 191 |
| Total | 325.97 | 3,509 |

The property has a large car park with outdoor seating. The site area is 0.259 acres.

Tenure

Freehold.

Price

£495,000 plus VAT.

Building Insurance

On application.

EPC

The EPC rating is C(59) valid until the 29th April 2031.

Rateable Value

According to the VOA website the rateable value is £4,250.

Legal Costs

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

VAT

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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 purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

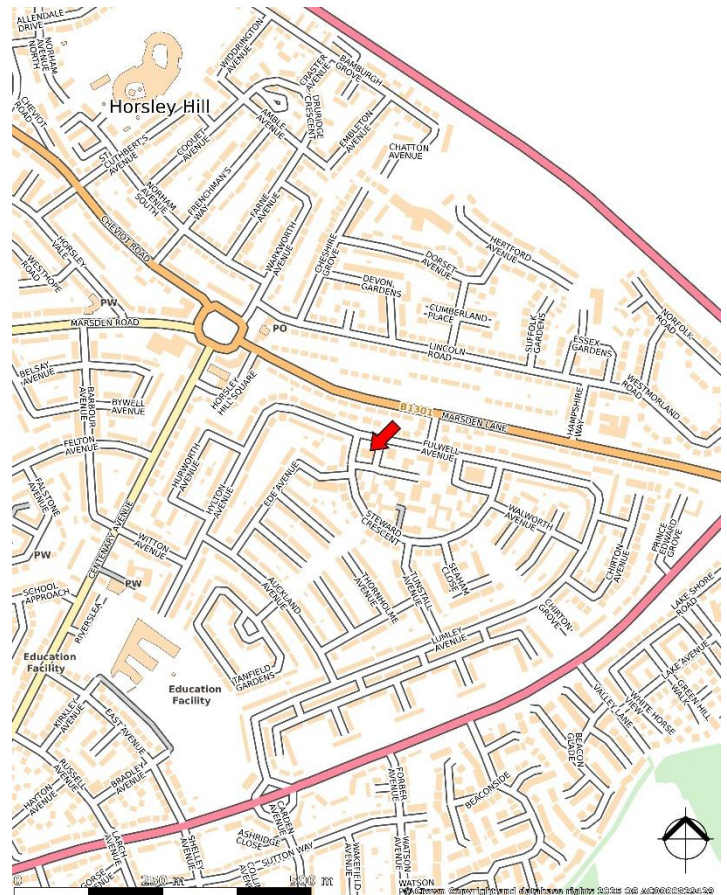
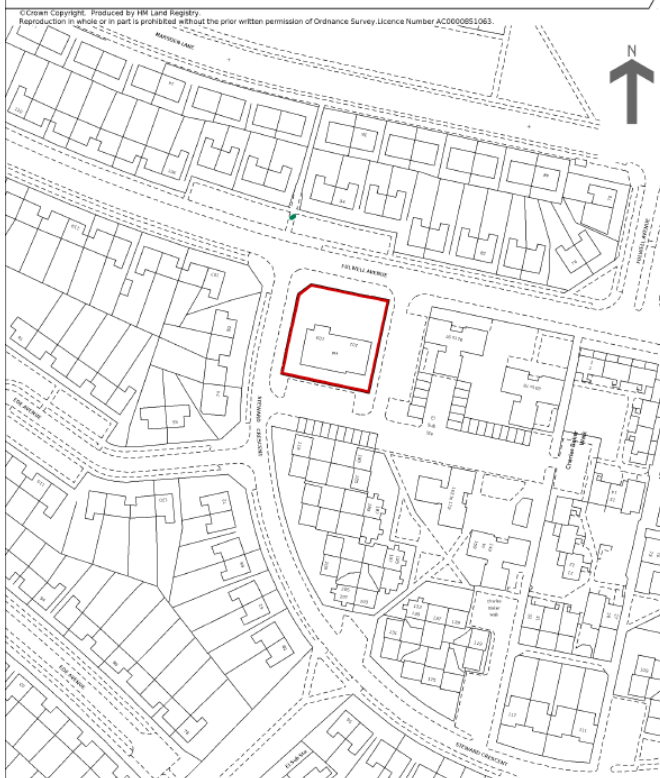
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HM Land Registry
 Official copy of
 title plan

Title number **TY423071**
 Ordnance Survey map reference **NZ3865SE**
 Scale **1:1250**
 Administrative area **Tyne and Wear : South Tyneside**



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