

FOR SALE: FREEHOLD PUBLIC HOUSE WITH DEVELOPMENT POTENTIAL (STP)

HARVESTER

PRESTON ROAD,
TYNEMOUTH, NORTH SHIELDS
NE29 9DN



+ Prominent roadside location

+ Well invested former managed public house

+ Plot size approx. 1.16 acres

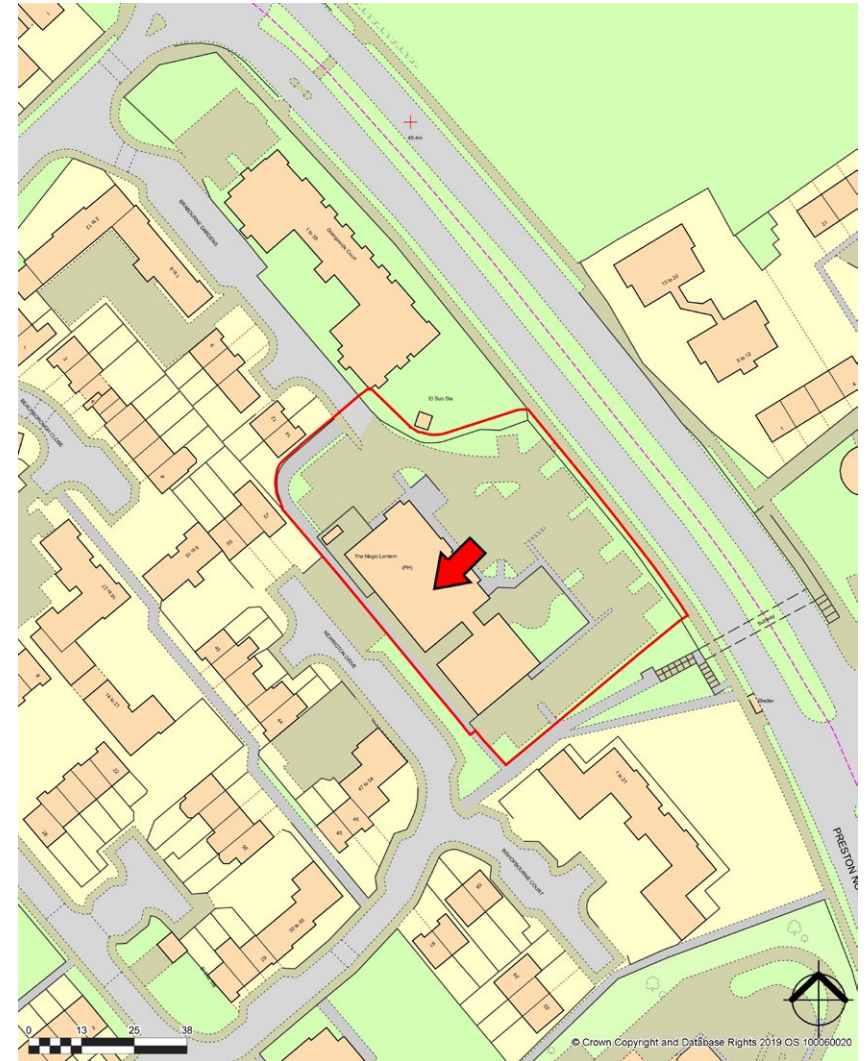
+ Alternative use opportunity (STP)

CBRE



LOCATION AND SITUATION

Tynemouth is a town in North Tyneside located 8 miles east of Newcastle upon Tyne and 2 miles north east of North Shields. The property fronts the A192 linking Tynemouth and Monk Seaton. The site is located adjacent to a Morrisons supermarket and neighbours a mixed development of modern private residential dwellings and apartments.





DESCRIPTION

The property comprises a substantial, part two storey, detached public house, with brick elevations and sits beneath pitched tiled roof coverings. The main building links with a purpose built children's soft play area. Externally, there is a hard-standing seating area fronting the building and parking for circa 80 vehicles to the front and side elevations. The property sits on a plot totalling approximately 1.16 acres.

Ground Floor

The ground floor comprises a single bar/servery and is arranged to provide informal drinking and dining. The trade area is furnished in a traditional but modern style throughout and comprises a mix of fixed booth seating and loose tables and chairs. Ancillary trade areas include customer WC's, a fully fitted and operational commercial kitchen, staff room, office and a ground floor cellar/beer store.

The main trade area links with an indoor soft play which comprises an open plan play area, a refreshments bar and children's WC's/baby changing facilities.

First Floor

Private living accommodation is located on the first floor and comprises a well presented first floor flat. The accommodation provides a living room, a kitchen, a bathroom/WC and 4 bedrooms (1 en suite).

Additional ancillary accommodation is located at first floor level and this comprises a plant room, laundry room and store room.

Floor Areas

	Sq Ft	Sq M
Ground Floor	9,548	887
First Floor	1,636	152
TOTAL	11,184	1,039

Please note the above floor areas are approximate.

Please see a PDF of the [Ground Floor Plan](#) here.



RATEABLE VALUE

£77,500 with effect from April 1st 2017.

EPC

The property has an EPC rating of C (67).

PLANNING

The property is not listed and is not situated within a conservation area. All planning enquires should be directed to North Tyneside Council

TENURE

The premises are held freehold.

FIXTURES AND FITTINGS

An inventory will not be provided. Any items of furniture, equipment, trade fixtures and fittings left post completion are not warranted for their suitability, safety or ownership. Any third-party items will be removed.

TERMS

Conditional and unconditional **offers in excess of £1,000,000 plus VAT** (if applicable) are invited for the Freehold Interest. All prices quoted and offers made shall be deemed to be exclusive of VAT.

FURTHER INFORMATION

Formal viewings are strictly by appointment through CBRE. For further information please contact the selling agents below.



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