



The Rattler

- Virtual Freehold, Currently Tenanted, £76k/pa
- Prime Position on Seafront Circuit
- 300 Cover Bar, Restaurant & Conservatory
- Outside Bar & Terrace with c.800 seats
- Immaculately Presented
- Car Park with 45 spaces - Energy Rating D

VIRTUAL FREEHOLD/LONG LEASEHOLD

Sea Road, South Shields, NE33 2LD

Virtual Freehold: £475,000

Ref: 6450545

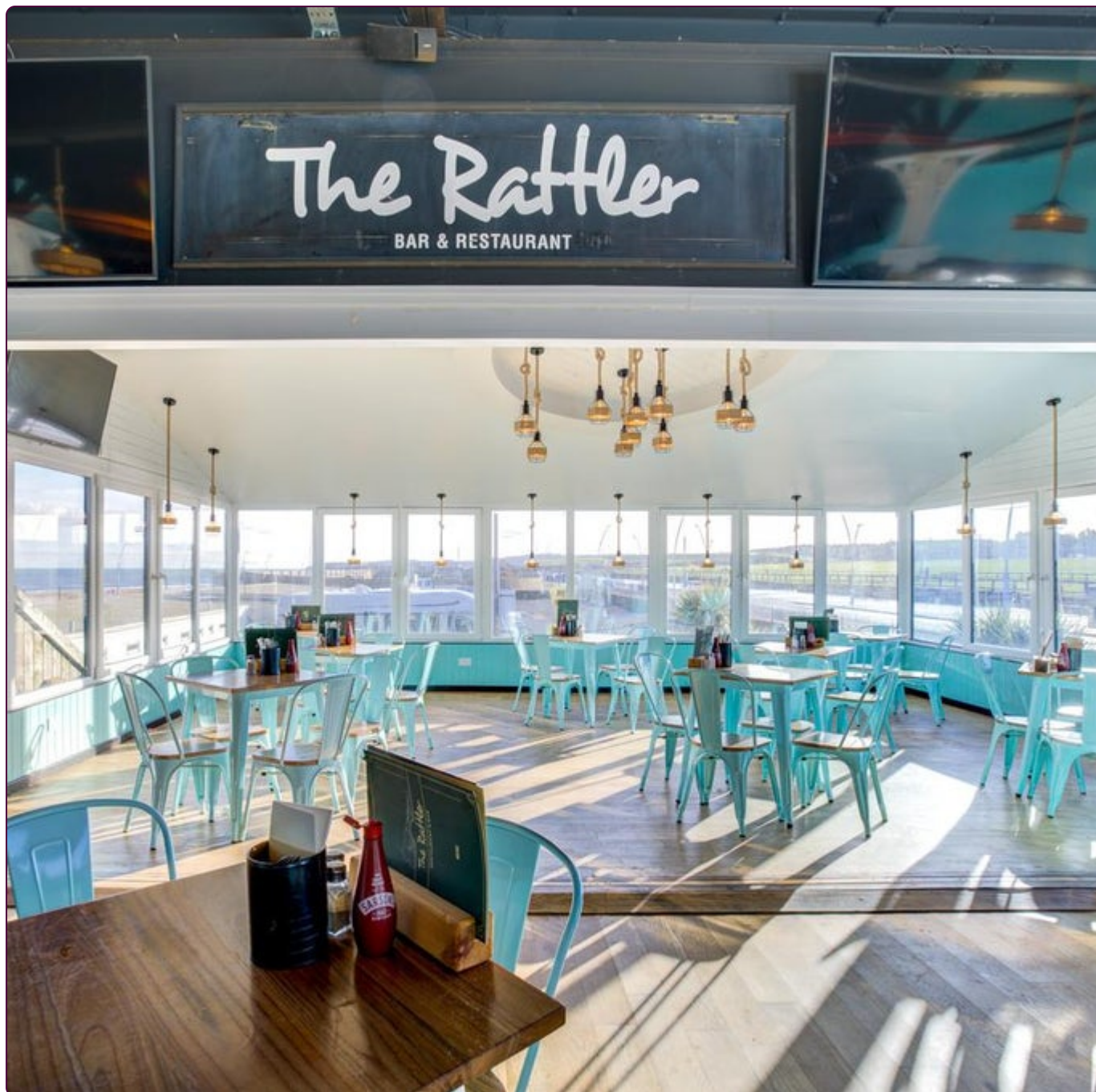
LOCATION

The Rattler fronts onto the A183 Sea Road, adjacent to Pier Parade car park and close to Ocean Beach Pleasure Park (fairground). It is also a short distance from the South Marine Park and Bents Exhibition Park, both of which are popular recreation grounds, particularly in the summer months.

There are a number of leisure and hospitality venues along Sea Road, and The Rattler forms part of an established catering and drinking circuit however, can stand alone as a destination venue.

Main road access is via the A19 which picks up the A185 at Jarrow, with the City of Newcastle around 12 miles to the west of the property.





DESCRIPTION

The Rattler is an incredibly well invested pub and restaurant business in a prime spot on South Shields sea front, forming an integral part of a long established licensed circuit.

The property is offered for sale by way of long leasehold interest (125 years from 31 January 1986). Currently tenanted, the property achieves an annual rent of £76,084.

THE OPPORTUNITY

The Rattler is in an impeccable location at the heart of a long established and continually popular licensed circuit, occupying a prime position on an extremely popular stretch of coastline, which is incredibly busy with tourists and locals alike all year round, but particularly in the peak months between Good Friday and 'Great North Run Day', which unofficially calls an end to the summer season.

Live music events/food festivals take place at the nearby Bents Park. Days such as this are huge income generators for the pub. Furthermore, the Great North Run is a huge day for all licensed businesses.

INTERNAL DETAILS

The trade space is split into three main areas; the bar, restaurant and conservatory which seat a total of 200 customers. The capacity, including standing, is c.300.

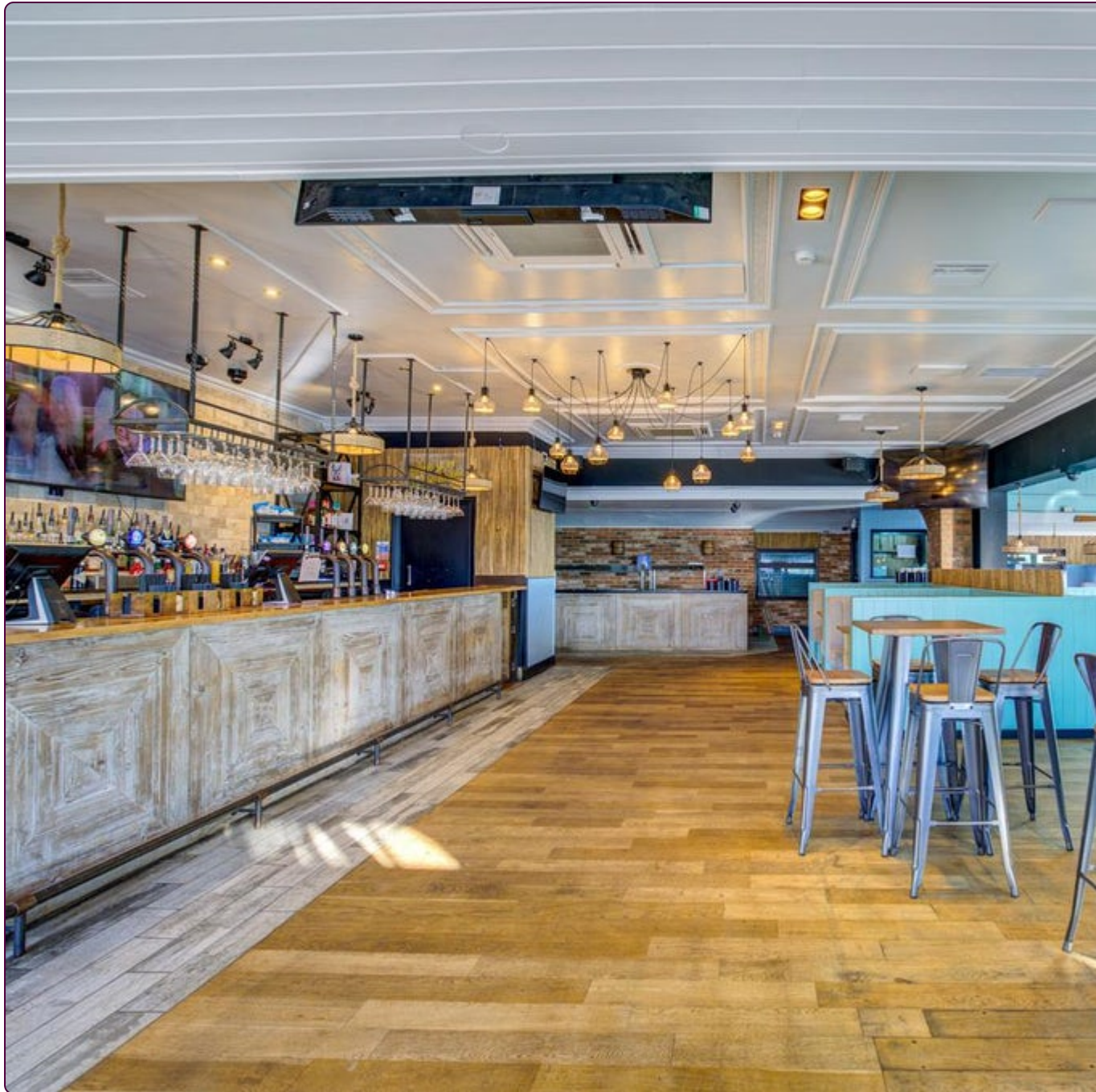
The property is decorated in a modern and contemporary style which is sympathetic to the age and style of the operation. The business has seen approximately £500,000 worth of investment in the past three years and is immaculately presented throughout.

***Please Note - photographs are not current.** The property has undergone extensive refurbishment since the photographs were taken, new ones will be added in due course.

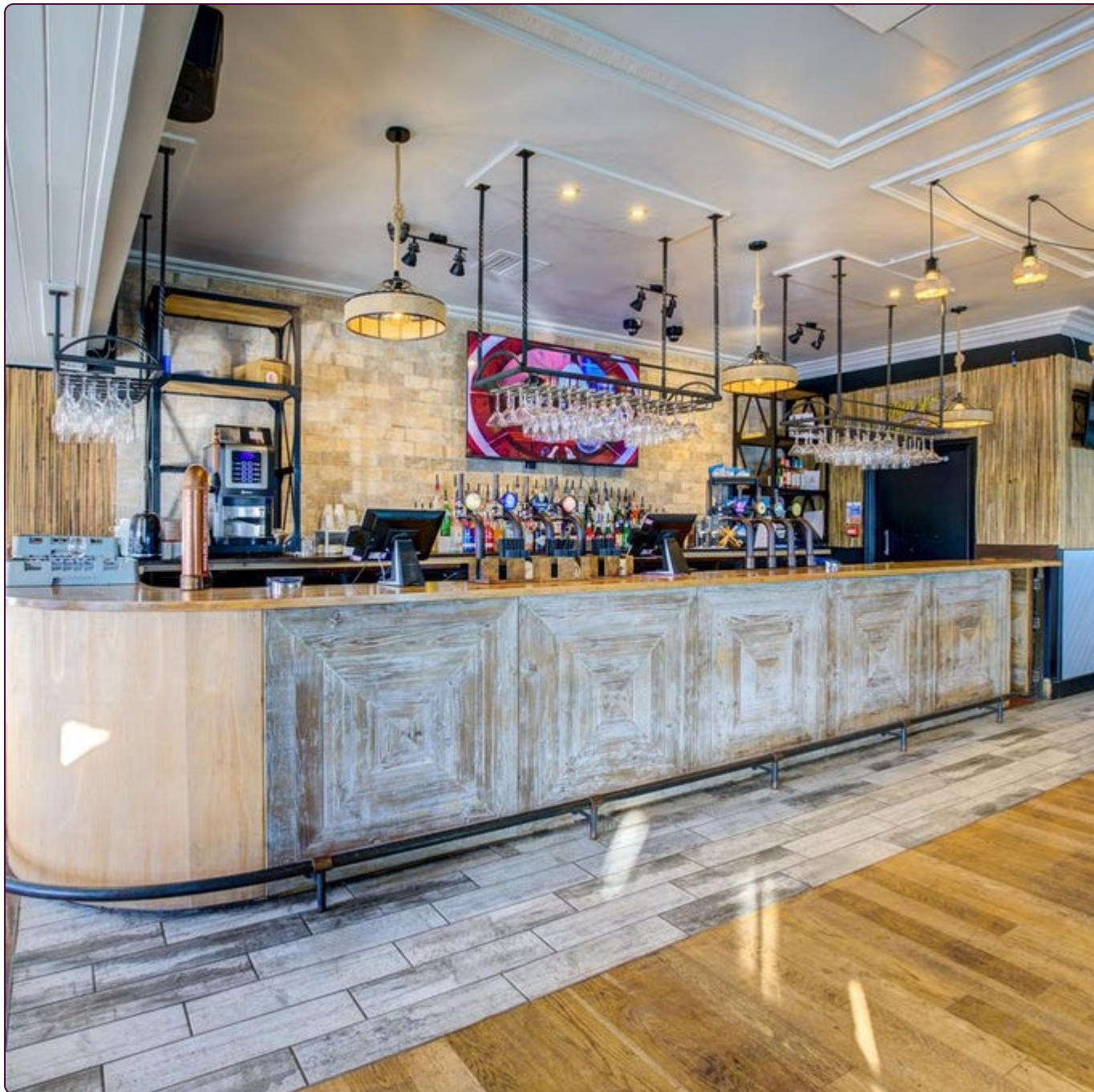
ANCILLARY AREAS

Customer toilets
Large commercial grade catering kitchen
Beer cellar
Office
Numerous storage cupboards









TENURE

The property is offered for sale by way of long leasehold interest.

Date : 31 January 1986

Term : 125 years from 31 January 1986

Rent : A peppercorn

The property is currently tenanted.

- Term : 10 years, commencing on and including 11 October 2019

- Passing rent: £76,084 per annum

- Rent Review: 11 October 2024

- Full Repairing & Insuring Terms

A copy of the lease can be provided to seriously interested parties on request.

FIXTURES & FITTINGS

Fixtures and fittings are owned by the tenant.

TRADING INFORMATION

No trading information is available.

REGULATORY

Premises Licence

EXTERNAL DETAILS

To the rear of the property, fronting on to the promenade and overlooking the beach, there is a split level external trading area, complete with a fully equipped outdoor bar.

There is a stage for live music as well as an ice cream/dessert kiosk (third party owned, 25% of their turnover being paid to the tenants of The Rattler) and a hot dog/burger stand which is owned by The Rattler.

Furthermore, there is a field adjacent to the pub which has picnic style seating. In peak summer season this area is very heavily used and has hosted a marquee with TV and Live Sport. Total outdoor capacity is c.800 seated and a further c.300 standing.

There is a car park immediately adjacent to the pub with space for 45 cars, which is chargeable and used by customers and visitors to the pub as well as other nearby attractions.

BUSINESS RATES

The Rateable Value as at 1 April 2023 is £37,750.

Confirmation of actual rates payable can be obtained from the local Authority.







Total area: approx. 446.2 sq. metres (4802.6 sq. feet)

MEASUREMENTS FOR ALL INFORMATION ARE FOR GUIDANCE ONLY. ALL MEASUREMENTS ARE TO FACE UNLESS OTHERWISE STATED. DIMENSIONS OF ROOMS AND AREAS ARE APPROXIMATE. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE AGENT.

The Rattler, Sea Road, South Shields

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



MARSLIE MCGREGOR

Business Agent - Pubs & Restaurants

T: +44 7813 072 460

E: marslie.mcgregor@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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