



THE RATTLER

Sea Road, South Shields, NE33 2LD

TO RENT: £50,000 ANNUAL RENT: £76,000 | REF: 6450572

KEY HIGHLIGHTS

- New Lease Opportunity - £50,000 Premium
- 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

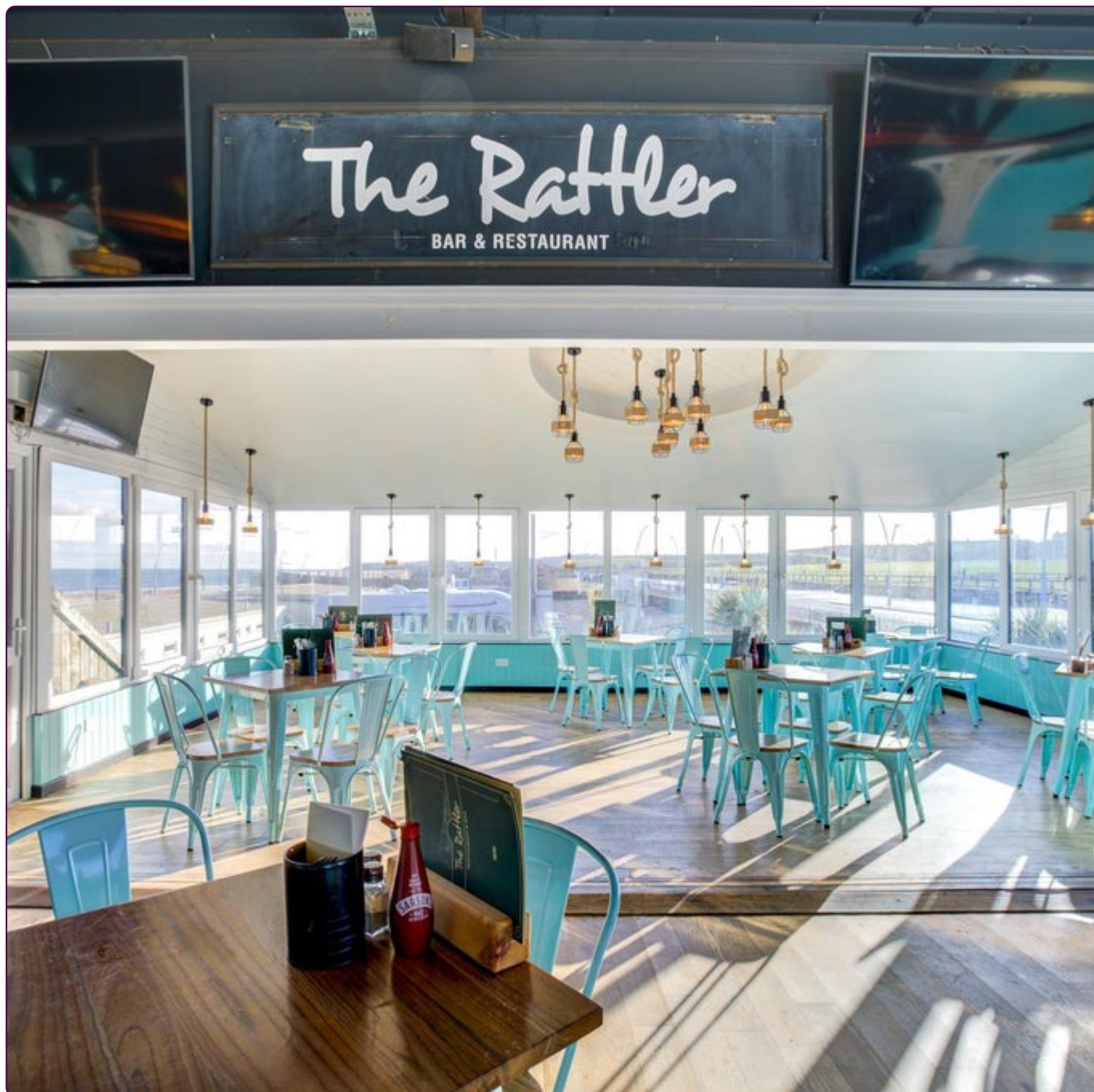
LOCATION

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 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.

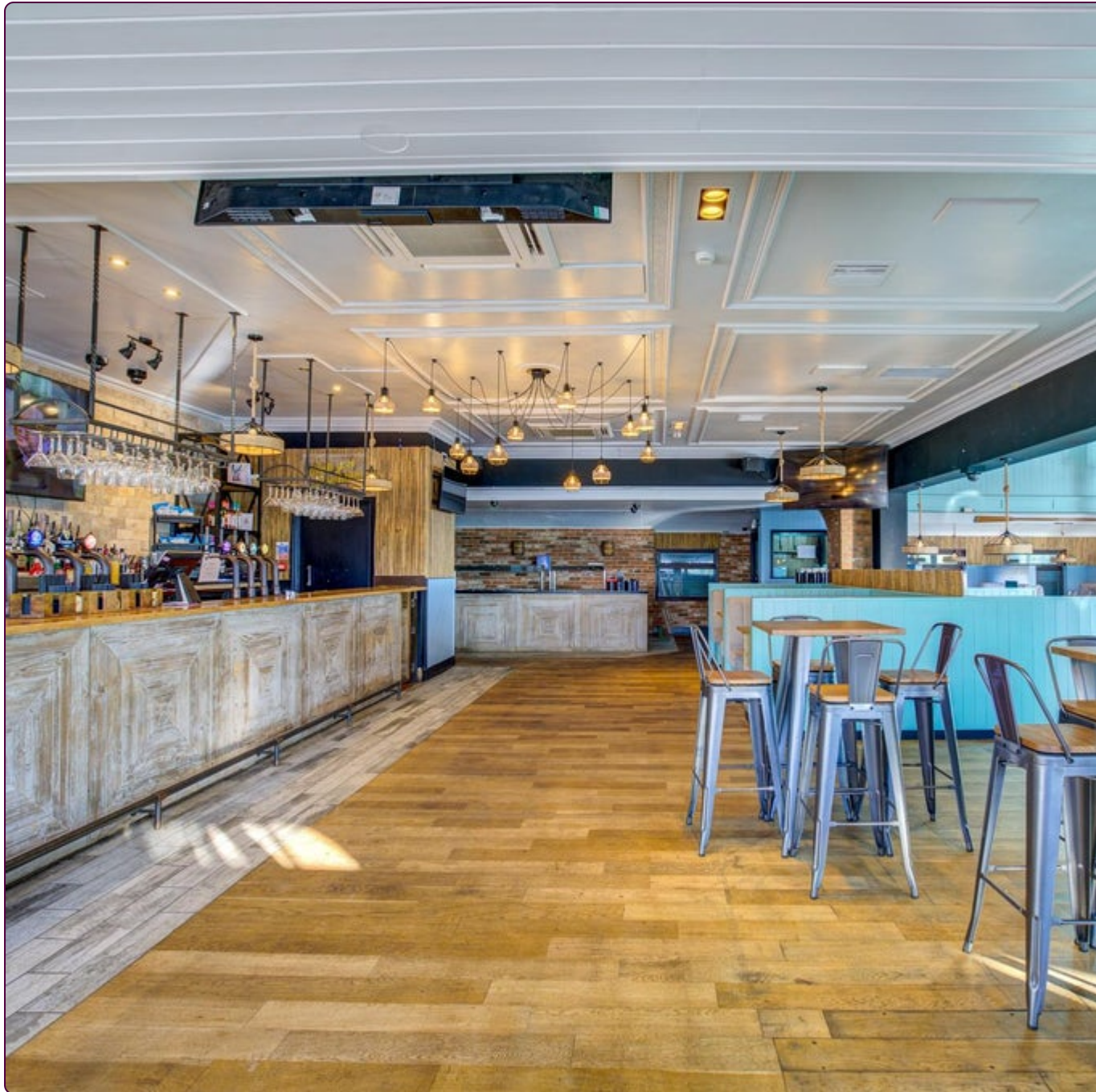
The property is decorated in a modern and contemporary style which is sympathetic to the age and style of the operation. The business has seen approximately £500,000 worth of investment in the past three years and is immaculately presented throughout.



ANCILLARY AREAS

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









TENURE

The property is available TO LET for a minimum of 10 years, on a full repairing and insuring basis.

The rent reviews will feature in the lease and the mechanism will be upwards only to market rent or RPI linked (whichever the greater). Full terms to be negotiated.

The asking rent is £76,000 per annum.

Rent deposits and/or personal/cross-company guarantees may be sought dependant upon the prospective tenant covenant strength.

Tenant incentives (i.e. rent free period or stepped rent) may be available subject to proposed tenant covenant strength.

REGULATORY

Premises Licence

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 (4802.8 sq. feet)

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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

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CONTACT

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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

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CONDITIONS OF SALE

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