



Viva & Tinkers Smiths

- Located in Town Centre
- Popular Venue for many years
- 3 Separate Trading Areas (2 Vacant)
- Site Size: 0.215 Acres
- Potential for Alternative Use/Conversion STPP
- Fully Licensed - EPC Rating B

10 Mile End Road, South Shields, Tyne and Wear, NE33 1TS

Freehold: £395,000

Ref: 6450548

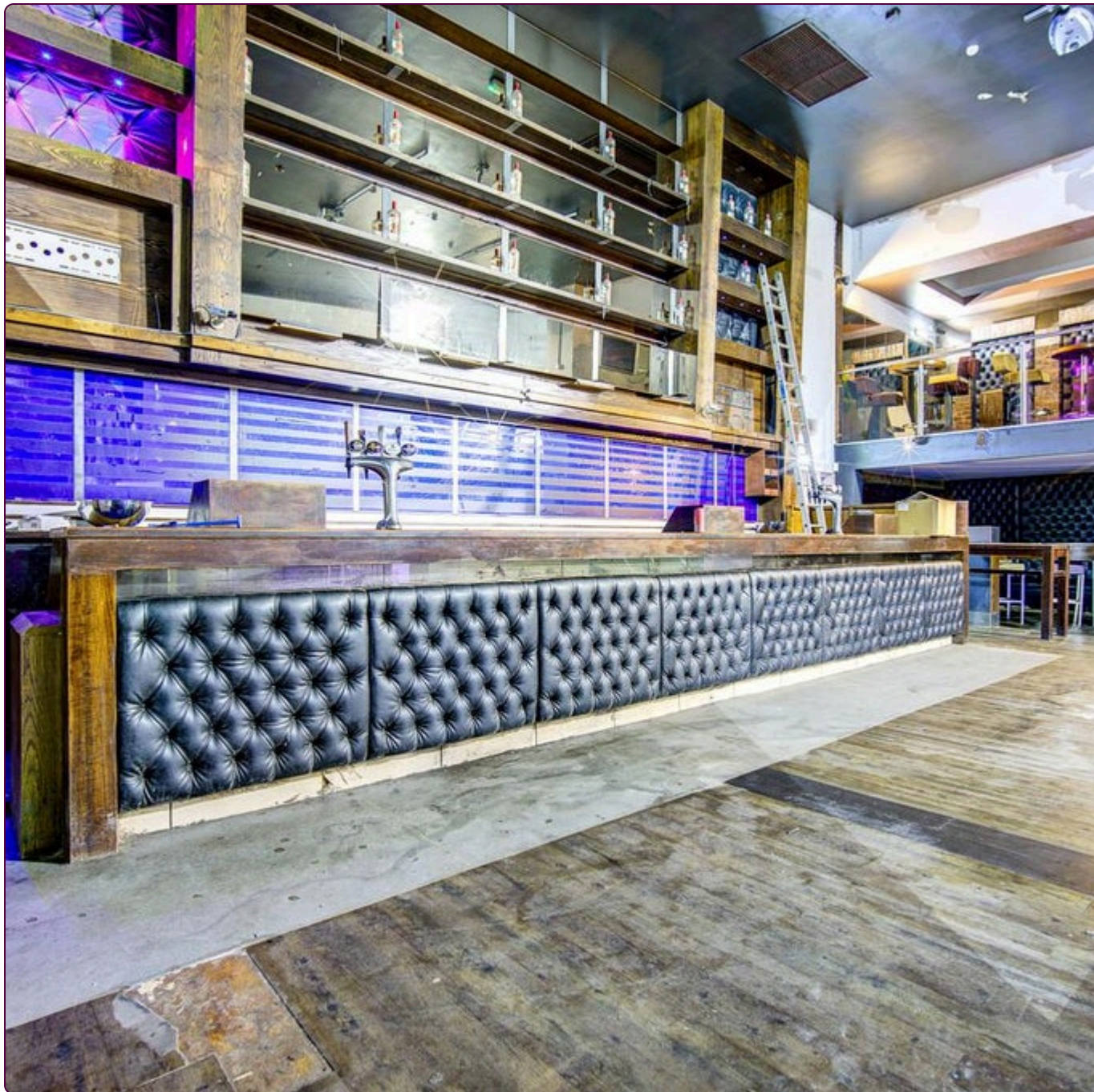
LOCATION

Viva is located on the corner of Mile End Road and Stanhope Street in South Shields town centre. Steeped in local history, this iconic building, formerly the Gaumont Cinema building and originally The Scala and the Royal Assembly Rooms, has been a popular venue for many years with the locals and visitors to the town.

Located on an established circuit, and within easy walking distance of the Metro station, the area is busy with good levels of footfall with many bars and restaurants nearby.

South Shields is undergoing significant investment at the moment as well as preparing for the relocation of South Tyneside College and South Shields Marine School. This will bring a huge number of students and staff into the town centre and should provide a boost to all sectors of the local economy.





THE OPPORTUNITY

10 Mile End Road offers a great opportunity for either an existing owner/operator to purchase this well renowned site, refurbish if/where necessary and continue to trade the two sites. Ideally located in the town centre, close to the shopping centre, the property was frequented by many locals and visitors to the town.

The rear part of the building, previously known as Tinker Smiths, offers an opportunity to be split into 4 separate trading units. (See potential plan on page 8). Add to this an already fully fitted function room on the first floor, the property lends itself to achieving multiple income streams. Previous rent achieved on both vacant sites was £60k plus VAT per annum, by increasing the number of units, there is potential to increase the rental income.

Estimated rental values on split sites: Viva £30,000, Function room £8,000, Unit 1 £15,000, Unit 2 £12,000, Unit 3 £6,000, Unit 4 £15,000.

Alternatively, the property may suit a developer who is looking for potential change of use (subject to the usual local authority planning consents).

DESCRIPTION

A large three storey property of brick construction, under a slate tiled roof, built around 1889. This impressive property has operated as a theatre as well as various licensed venues over the years and is well known within the area.

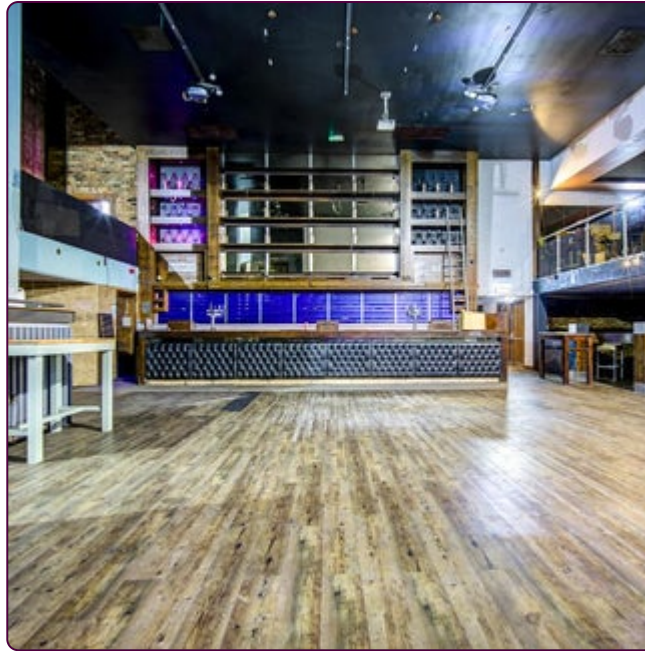
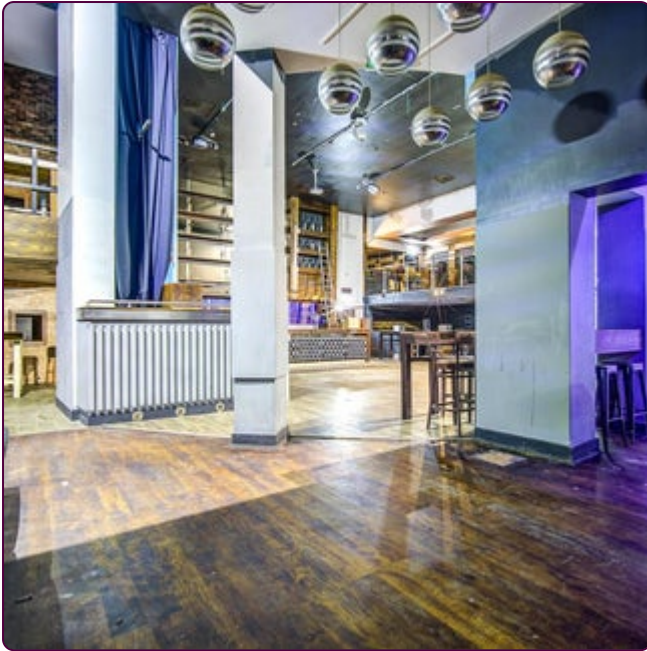
Currently split into three separate trading areas:

- A large bar/nightclub, previously known as VIVA
- A well presented bar restaurant, previously known as Tinker Smiths, to the rear of the property
- A burger bar situated to the front of the building

All three sites achieved an annual rent of c.£75,000 plus VAT. Previous rents achieved on Viva - £30,000 plus VAT, Tinker Smiths £30,000 plus VAT)

The burger bar is currently held on a tenancy at will contract, with an annual rent of £15,000.





INTERNAL DETAILS

Viva - Now Vacant

Ground and first floor bar/trading areas.

Tinker Smiths/Boiler Room - Now Vacant

Ground floor bar and restaurant trading area, with central bar servery. Commercial Grade kitchen, pot wash, WCs and access to first floor. The first floor consists of a separate function room with bar servery, glass wash area, storage facilities and WCs. The area offers an opportunity to be split into four separate trading units. See plan on page 8.

Burger Bar

Ground floor takeaway, which is currently tenanted on an at will basis. Existing tenant would like to renew a lease.





ANCILLARY AREAS

WCs
Kitchen
Storage facilities
Access to other floors
Cellar
Storage
Office (situated in the basement)

REGULATORY

Premises Licence

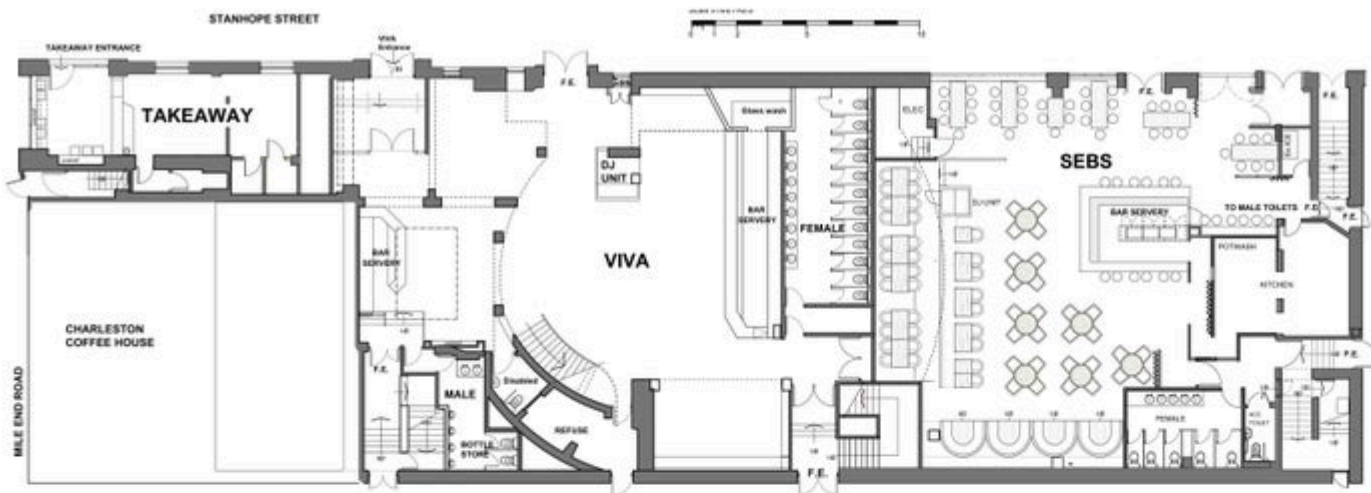
BUSINESS RATES

The Rateable Values as at 1 April 2023 are:

10 Mile End Road - £20,000
Tinker Smiths - £36,250

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

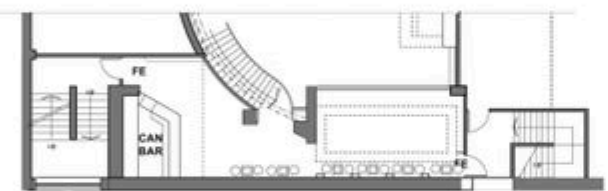




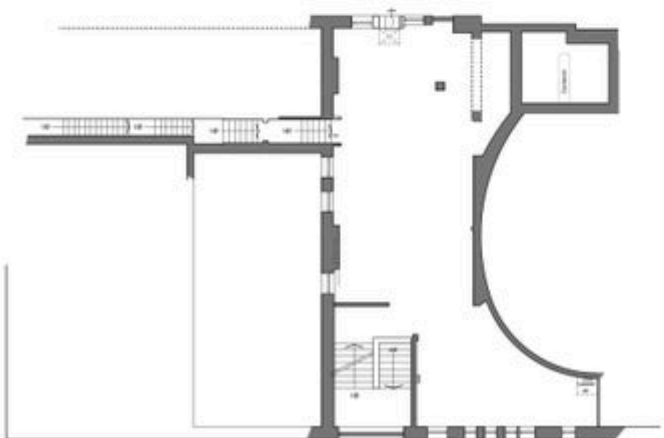
GROUND FLOOR



BASEMENT



VIVA FIRST FLOOR

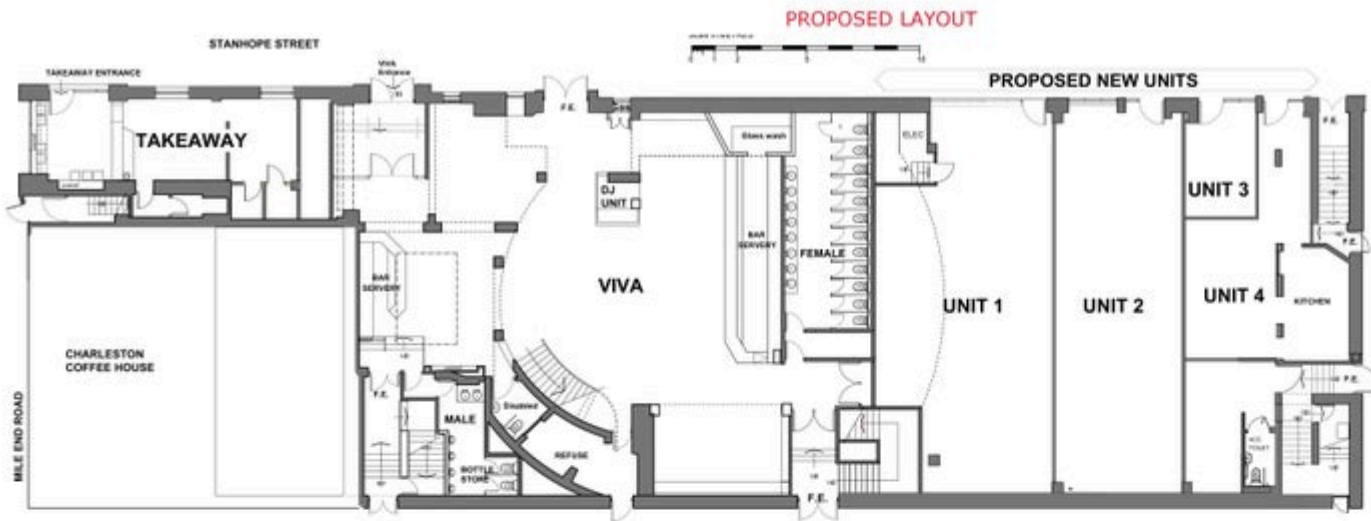


VIVA SECOND FLOOR



TINKERS FUNCTION ROOM - SECOND FLOOR

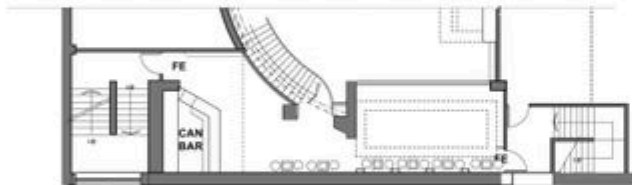
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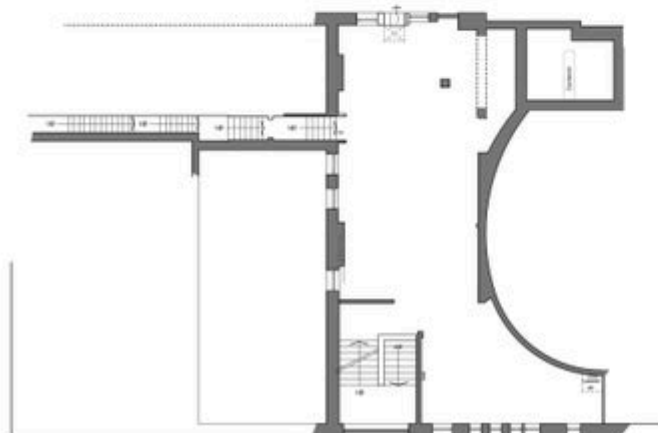
GROUND FLOOR



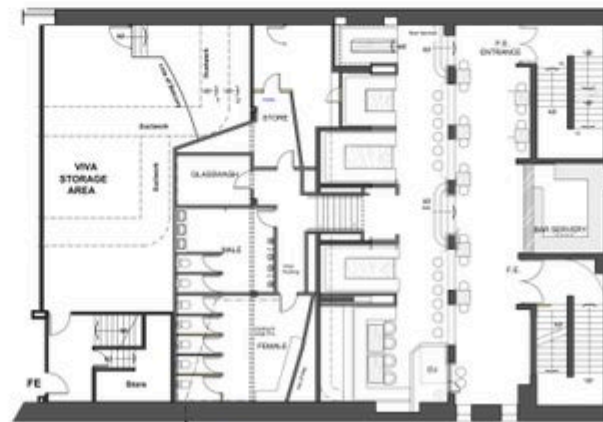
BASEMENT



VIVA FIRST FLOOR



VIVA SECOND FLOOR



TINKERS FUNCTION ROOM - SECOND FLOOR

mperspective ARCHITECTURAL PRACTICE	
Project: Viva Site, Tinkers Smith & Takeaway Unit Location: Stanhope St, South Shields NE33 1TB	
Client: Mr Lee Campbell	
Proposed layouts:	
Reference: V1-25-02	Scale: 1:100 @ A1
Date: Jan 25	
Approved by: [Signature]	

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T: 01908 920 570

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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

Senior Business Agent - Pubs & Restaurants

T: +44 7813 072 460

E: marslie.mcgregor@christie.com

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