

# Auction Sale



## The Fad Hotel

25 Gainsborough Avenue, South Shields, NE34 8JN

 **naylors**

# Auction Sale

## Development Potential

4,291 Sq Ft (398.61 Sq M)

- Suitable for a variety of uses including convenience store subject to planning
- Self-contained site of 0.248 acres
- Sale of long leasehold interest
- New lease potentially available
- Auction sale 25<sup>th</sup> March 2026

### Location

The property is located in the Harton area of South Shields in South Tyneside. The property is on the west side of Gainsborough Avenue leading to Nevinson Avenue and Whiteleas Way to the south of John Reid Road which connects directly to the A19. The area is primarily residential in nature with the St Oswald's Catholic Primary School nearby.

### Description

Brick built former public house under a pitched roof. Internally the property is fitted out with the main bar, smaller side bar and WC facilities. The first floor comprises residential accommodation with three bedrooms, lounge, kitchen/utility and bathroom.

### Accommodation

The property has the following areas:

<b>Residential:</b>	<b>1,035 sq ft</b>	(96.11 sq m)
<b>Bar One:</b>	<b>1,302 sq ft</b>	(120.97 sq m)
<b>Main Bar:</b>	<b>1,655 sq ft</b>	(153.75 sq m)
<b>WC:</b>	<b>245 sq ft</b>	(22.78 sq m)
<b>Rear Bar Area</b>	<b>54 sq ft</b>	(5 sq m)
<b>Total</b>	<b>4,291 sq ft</b>	<b>(398.61 sq m)</b>

The property has a large car park with outdoor area and seating. The site area is 0.248 acres.

### Terms

The property is available by way of a sale of an existing lease which is held for a term of 99 years from the 19th February 1964 expiring in 2063. A new lease may be available by separate negotiation.

### Guide Price

£125,000 plus VAT.

### Building Insurance

Upon application.

### EPC

The previous EPC was D(76).

### Rateable Value

According to the VOA website the rateable value from 1<sup>st</sup> April 2026 is £4,750.

### 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.

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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 tenant(s).





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**For further information please contact:**

Chris Pearson  
T: 07834 328 678  
E: [chrispearson@naylor's.co.uk](mailto:chrispearson@naylor's.co.uk)

**Joint Agents:**

Edward Feather  
Director & Auctioneer  
BTG Eddisons  
T: 0345 646 2288  
E: [edward.feather@pugh-auctions.com](mailto:edward.feather@pugh-auctions.com)



**Naylor's**  
Second Floor  
One Strawberry Lane  
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030  
[naylor's.co.uk](http://naylor's.co.uk)