

# GUEST HOUSE FOR SALE

81 Ocean Road, South Shields, NE33 2JJ

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

- Guest house with 8 bedrooms
- Total size 109m<sup>2</sup> (1,173ft<sup>2</sup>)
- Close proximity to the coast
- EPC Rating E125
- Garden / patio space
- Off-site parking

**Offers in the region of £275,000**



**LOCATION**

The subject property is situated on Ocean Road in South Shields which is a coastal town in South Tyneside, situated at the mouth of the River Tyne. Ocean Road provides a direct link between South Shields town centre and the coast and is renowned for its wide range of restaurants, guest houses and B&B's. The property is 0.1 mile from South Shields town centre and 0.4 miles from South Shields Coast with attractions including South Marine Park, Bents Exhibition Park, Ocean Beach Pleasure Park and North Marine Park.

Ocean Road is serviced by local bus routes and South Shields Metro Station is 0.3 miles away. The property is also situated on the A183, which is a main road along the South Tyneside coast, providing direct access to Sunderland Coast.

**DESCRIPTION**

The Beaches Guest House is a friendly, family run guest house with 8 bedrooms, all fitted with en-suite facilities. The bedrooms vary in sizes with 1 x single, 5 x twin, 1 x double and 1 x family room with one of the ground floor twin bedrooms suitable for disabled access. To the ground floor is a kitchen and dining area for guests. The guest house benefits from central heating throughout and each room currently offers TV with Freeview and DVD player, a hairdryer, tea and coffee making facilities and free WIFI.

Externally, there is a garden and patio area for guest use only and off-site parking is available.

**ACCOMMODATION**

|              |                           |                            |
|--------------|---------------------------|----------------------------|
| Ground Floor | 54.2m <sup>2</sup>        | 583ft <sup>2</sup>         |
| First Floor  | 38.6m <sup>2</sup>        | 416ft <sup>2</sup>         |
| Second Floor | 16.3m <sup>2</sup>        | 174ft <sup>2</sup>         |
| <b>Total</b> | <b>109.1m<sup>2</sup></b> | <b>1,173ft<sup>2</sup></b> |

**RATING ASSESSMENT**

| Description    | RV     | Estimated Rates Payable |
|----------------|--------|-------------------------|
| Boarding house | £2,900 | £1,447.1                |
| And premises   |        |                         |

We are advised that the rateable value of the premises as at 1 April 2019 is £2,900 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

**EPC RATING**

E125

**TERMS**

To be sold by way of freehold title at a price of £275,000 (Two Hundred and Seventy Five Thousand Pounds).

**VAT**

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

**LEGAL COSTS**

Each party is to bear their own legal costs involved in the transaction.

**MONEY LAUNDERING REGULATIONS**

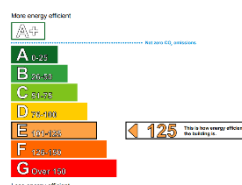
In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**VIEWING**

For general enquiries and viewing arrangements please contact Joseph I'Anson at Bradley Hall.

**Tel:** 0191 563 4242

**Email:** joseph.ianson@bradleyhall.co.uk

**AGENTS NOTES**

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458  
1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops situated close by



0.5 miles from South Shields Metro Station



Situated on Ocean Road which links with A1018



15.7 miles from Newcastle International Airport







