



## **PUBLIC HOUSE WITH DEVELOPMENT POTENTIAL FOR SALE**

**Johnnie's Bar, 14 Walter Street, Jarrow, Tyne & Wear, NE32 3PH**

Public House/Restaurant with car parking | Outside seating area | Development Potential subject to planning consent | Central location close to amenities | Offers over £195,000 plus VAT

### **LOCATION**

The subject property is located on Walter Street which is a residential street on the edge of Jarrow town centre fronting on to the B1297. The property is located approximately one mile west of the A19 trunk road and the southern entrance into the Tyne Tunnel. It is around six miles south-west of Newcastle upon Tyne City centre.

There are a wide range of retail and leisure facilities in the immediate vicinity including shops, supermarkets, schools and public houses. There are also a number of industrial estates located nearby.

## DESCRIPTION

The property comprises a two-storey detached building of rendered brick construction with UPVC double glazed windows under a slate covered pitched roof.

The front part of the property has been refurbished recently as a bar. The rear part of the ground floor has been partly refurbished to provide a restaurant with commercial kitchen.

To the first floor is a former two bedroom flat which is in need of refurbishment and a large function room. There is also a cellar, gas fired central heating to radiators and a fire alarm system.

There is a car park and outdoor seating area to the side of the property.

The property extends to a site area of 0.21 acres (0.09 hectares) or thereabouts.

## ACCOMMODATION

We have measured the property as providing the following gross internal area as follows:

Ground floor bar	158.56 sq m	(1707 sq ft)
Ground floor restaurant	96.91 sq m	(1043 sq ft)
First floor	196.64 sq m	(2116 sq ft)
<b>Total</b>	<b>452.11 sq m</b>	<b>(4866 sq ft)</b>

## DEVELOPMENT POTENTIAL

Pre-application enquiries have been undertaken with the Local Planning Authority. This has established that conversion of the property to a wholly residential use or, the demolition of the existing property and construction of residential properties is likely to be acceptable in planning terms subject to the satisfactory design and massing of the building.

Further details of the pre-application enquiries are available on request.

## SERVICES

We understand the property benefits from all mains services. However, we recommend all interested parties make their own enquiries as to service capacity.

## PRICE

The property is available freehold with vacant possession on completion at offers in excess of £195,000 plus VAT.

## BUSINESS RATES

The property is assessed for rating purposes as follows:

Description:	Public House & premises
Rateable Value:	£4,000

We understand that the first floor flat is a Band A property.

Occupiers of the property are likely to benefit from small business rates relief for the bar.

Interested parties should verify the accuracy of this information and rates payable with the Business Rates department of the Local Authority.

## VAT

The property is registered for VAT and therefore VAT will be payable on the sale price.

## VIEWING

Strictly by appointment by sole agents youngsRPS.

Contact Paul Fairlamb Tel: 0191 2610300 or e-mail: [paul.fairlamb@youngsrps.com](mailto:paul.fairlamb@youngsrps.com)

## LEGAL COSTS

Each party is to bear their own legal costs.

## LOCAL AUTHORITY

South Tyneside Metropolitan Borough Council, Westoe Road, South Shields, Tyne & Wear, NE33 2RL.

(Telephone 0191 4277000)

*All figures quoted above are exclusive of VAT where chargeable.*

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-56. A copy of the EPC is available on request.





## Particulars amended November 2024

youngsrps is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS youngsrps (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither youngsrps (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither youngsrps (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.