BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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INDUSTRIAL UNIT / FORMER FOOD PREP

5 Oslo Court, Tyne Tunnel Trading Estate,
North Shields NE29 7SZ



- **GIA 5,200 sq.ft. with former commercial kitchen within.**
- **Additional mezzanine level above former kitchen.**
- **Separate office facility circa 600 sq.ft.**
- **Busy estate close to Tyne Tunnel (North) entrance.**
- **Former food prep space but suitable for other uses.**
- **LONG LEASEHOLD £350,000 or RENT £36,000 per annum.**

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RICS

Location:

The unit forms part of a private courtyard on the ever popular Tyne Tunnel Trading Estate which is located at the northern end of the Tyne Tunnel, just off the A19 Trunk Road. The excellent road network allows easy access south, north and west via the A19, A1 and A1058 Coast Road.

The industrial estate is approximately 8 miles due east of Newcastle upon Tyne and 1 mile from North Shields Ferry Terminal which offer regular crossings over to mainland Europe.

Description:

The unit was previously operated as a commercial kitchen and delivery hub and the internal layout was carefully configured to provide a large preparation and commercial kitchen area, which was fully compliant and sealed off from the rest of the unit, together with a loading and stores area. Whilst the commercial kitchen equipment has been removed, the walk in chillers and freezers are still in place.

The remainder of the floor space provides an open plan storage area for vehicles, equipment, crockery, glassware etc. In addition to the warehouse and kitchen space there is also an internal admin and office facility at the rear which incorporates toilets and staff changing areas.

The unit could easily be reconfigured to provide one open space and would be suitable for a variety of uses, subject to any required planning consents.

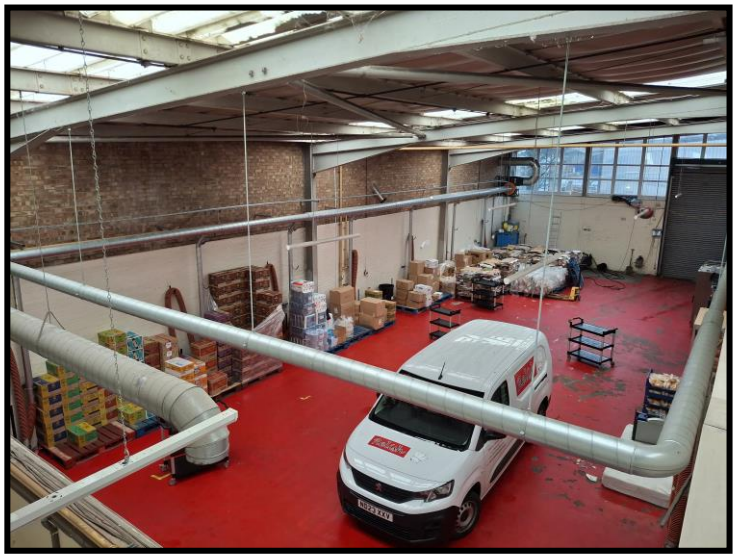
Premises:

Comprises an end terrace commercial unit.
Accommodation:

Warehouse circa 5,200 sq.ft. (484 sq.m) including former commercial kitchen space and stores.
Offices circa 600 sq.ft (46.5 sq.m.) over 2 floors.
Ladies Toilet
Gents Toilet
Disabled Toilet

EPC:

Rating C.



Tenure:

The property is held on a long leasehold interest for a term of 125 years from December 2004. The current ground rent is incorporated into the **quarterly service charge of £485.** Interested parties should seek legal confirmation of this.

Services:

Gas, water and 3 phase electricity are installed. There is central heating and LED lighting within the main building and solar panels on the roof.

Business Rates:

The premises are assessed as follows:
Rateable Value £31,500 (2026 list)

Price / Rent Options

The long leasehold interest is available at an asking price of £350,000

A new FRI lease is available at a commencing rent of £36,000 per annum with terms to be agreed.

Money Laundering Regulations

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

Agents Notes:
The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing
Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

The Property Ombudsman

Part of the Robertson Simpson Group