



# Rose and Crown

## Freehold

Offers in the Region of **£425,000 Plus VAT**

Rose and Crown, Prince Edward Road, South Shields, Tyne and Wear, NE34 7RQ

### AT A GLANCE

- Detached Closed Public House
- Fronting Busy 'A' Road
- Development Potential
- Densely Populated Residential Area
- Total Site Area of 0.549 Acre
- 3 Bedroom Living Accommodation

### Viewing And Further Information

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## PROPERTY

A detached property being part single and part 2 storey under flat roofs. Inner entrance porch leading through to an open plan bar area with seating on a mixture of fixed perimeter seating low and high tables and chairs and a good sized bar servery to the rear wall, a door leads through to the public bar and games room with a separate bar servery but interconnecting with that of the main bar for ease of operation, seating on fixed perimeter seating and chairs and a pool playing area and dart throw. There is a good size commercial catering kitchen with a range of commercial catering equipment and extraction canopy. There is a double beer cellar to the basement, boiler room and also a general store.

The living accommodation is located on the first floor and briefly comprises of 3 bedrooms, bathroom, kitchen and lounge.

Externally there is a beer garden and large car park.

## PLANNING

The property is not listed or in a flood zone area.

## UTILITIES

All mains services are connected.

## MEASUREMENTS

Total site area is 0.549 Acres with a building footprint of 4,296 Sq Ft. (Measurements Taken From a Digital Mapping System)

## FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as beer raising equipment.



## THE BUSINESS

Our client oversees a tenanted estate and does not have dealings with the day to day running of the business. Therefore no historic trading accounts are available.

## RATES & CHARGES

The April 2026 rateable value has been assessed at £8,500. Small business rates relief may apply and suggest interested parties make their own enquires to South Tyneside Council.



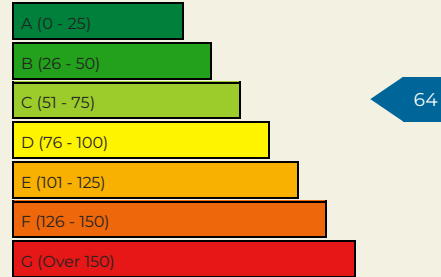


### LOCATION

The Rose and Crown is located at the junction of the A1300 Prince Edward Road and Lumley Avenue within a densely populated residential area. The location offers convenient access to a wide range of local amenities and within easy reach of south Shields town centre with a selection of shops, supermarkets and other licensed outlets.



### EPC



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