

TO LET OR FOR SALE

Fish Processing Premises With Smoking Kiln and 3 walk-in Freezers

(also suitable for other uses)

**7 Brewhouse Bank
North Shields
NE30 1LL**

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- **Unit of 675 sq.m (7,270 sq.ft) plus yard and external stores**
- **Secure site in North Shields Fish Quay Area**
- **Fully fitted as Fish Processing Factory**
- **Available to let or for sale**
- **Development Potential**

Location

The premises are situated on Brewhouse Bank close to its junction with Union Road in the North Shields Fish Quay Area. As such the premises are well located to serve the fishing industry locally and have good access to the wider area including the A19 providing North and South access to the Region.

Description

The premises were until recently used a fish processing factory and as such remain well fitted and equipped for a continuation of this use. Facilities include a deep blast freezer, two blast freezers and an AFOS 4 stage smoking kiln. Internally the premises are divided to provide a number of processing areas along with office, staff and storage facilities.

Externally there is a large enclosed secure yard area providing storage, parking and loading space.

The premises would be ideal for continuation of the previous use but may be used for alternative businesses or redevelopment in the case of a purchase.

Accommodation

Factory, warehouse and offices 675 sq.m (7,270 sq.ft)

Secure yard area

Lease Terms/Rent

The premises are available on a new lease for a term to be agreed. The tenant shall be responsible for all repairs and maintenance together with the cost of buildings insurance for the premises.

Rental offers in the region of £4 per sq.ft. are sought.

Freehold Sale

A freehold sale would be considered and offers are invited.

Business Rates

Rateable Value (2015/16): £16,500

Rates Payable (2015/16): £7,920.00

The above information should be verified with the Local Authority

Energy Performance Rating: D (100)

Viewing

Strictly by appointment with Rod Bennett Commercial Property Consultants.

February 2015

THESE PARTICULARS ARE INTENDED AS A GUIDE TO THE PROPERTY AND DO NOT FORM PART OF ANY CONTRACT.



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