

CAFÉ/RESTAURANT/RETAIL OPPORTUNITY

# LAND AT **HARTON QUAY PARK/FERRY TERMINAL**

SOUTH SHIELDS NE33



Upon the Instructions of



South Tyneside Council

**@retail**  
ANGUS : THURLBECK : FLETCHER

## LOCATION

The property is situated adjacent to South Shields Ferry terminal (353,000 passengers 2019/20), The Alum Ale House, BT's 40,000sq ft office building at 1 Harton Quay and South Shields' stunning new library The Word (National Centre for the Written Word).

The property is within a very short walk across Ferry Street and into the Market Square and King Street, South Shields' principal shopping destination.

The Customs House Theatre is also close by together with ample car parking facilities.

The site enjoys spectacular views across the River Tyne and adjoins Riverside Walk and three of Sustrans' National Cycle Routes (1, 14 and 72).

## DESCRIPTION

The site is roughly rectangular in shape. It is currently grassed and positioned between a brick paved area to the east and Ferry Street to the west. Below are the approximate site areas.

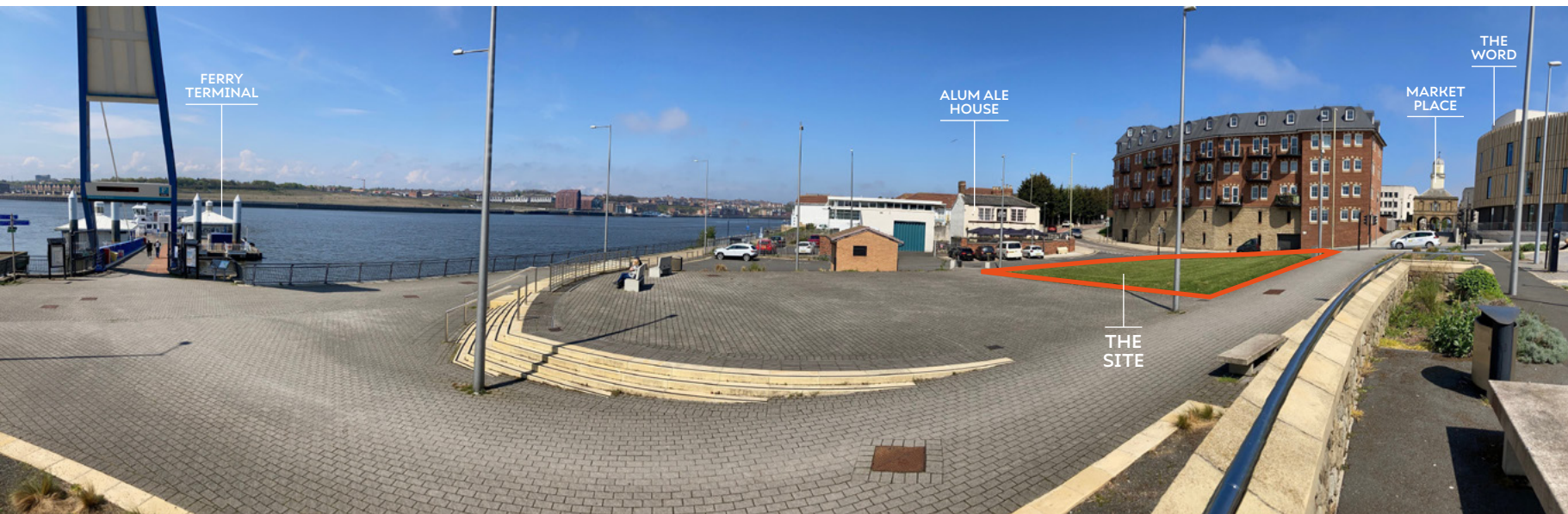
Approximate Site Area	530 m <sup>2</sup>	5,700 ft <sup>2</sup>
Ferry St Frontage	16 m	52' 06"
Maximum Width	24 m	78' 09"
Maximum Depth	25 m	82' 00"











## SERVICES

The Council understands that all mains services are available close to the site. Further information available on request. Connections to required services will be the responsibility of the developer/occupier.

## USE

The site is suitable for a number of different uses but the Council are particularly interested in Café / Catering use (excluding hot-food takeaway) or retail use specifically serving the immediate catchment – ferry users, cyclists, office workers and people visiting the park and quayside. Alternative uses will be considered on their individual merits.

## PLANNING CONSIDERATIONS

There are a number of Listed Buildings in the vicinity (Alum Ale House and Old Town Hall), some interesting recent buildings (BT and The Word) and some neighbouring residential apartments all of which will need to be taken

into account when assessing design, use and amenity. In addition the Council have been awarded funding to assist in the development of a new office scheme, known as The Glassworks, on the land between 1 Harton Quay and The Customs House,

## TENURE

The land will be available on a leasehold basis for a term and rent to be agreed.

## REQUIREMENTS

The Council is looking for a permanent/semi-permanent solution and use for this site and the structure of the leasing arrangement will depend on the nature of the development proposed.

The Council is keen to engage with potential users who are prepared to invest in the site and build and operate a business in this location.

## FURTHER DETAILS

Please speak with sole agent @retail

**Bob Fletcher**  
07733 529228  
[bob@atretail.co.uk](mailto:bob@atretail.co.uk)

**Pete Townsend**  
07713 151970  
[pete@atretail.co.uk](mailto:pete@atretail.co.uk)

**@retail**  
ANGUS : THURLBECK : FLETCHER