

# SMITH'S DOCK

North Shields



## LOCATION

Smith's Dock is located fronting the River Tyne approximately 1 mile South West of North Shields Town Centre and denotes the western end of the Fish Quay.

The first phase of the development is now complete, with two Smokehouses buildings, home to 80 apartments, and 34 townhouses on "The Plateau". Commercial units can be found at ground floor levels of the Smokehouses, of which one unit is available.

Further phases of development of the 10 acre site will be bring further residential and commercial opportunities.





## THE QUAYSIDE

The Quayside area has featured heavily in North Tyneside Council's Master plan for North Shields which was approved in January 2021 and details of which can be found at <https://my.northtyneside.gov.uk/category/1415/ambition-north-shields>

Of particular note are the proposals to improve pedestrian access between North Shields Town Centre and the Fish Quay with a landscaped footpath on a gentle gradient to replace the steep stairways which currently exist. The Fish Quay itself is home to a number of exciting operators including Restaurants, Art Galleries, and Bar Bistros, many of which have sprung up within the last few years such as *Allards*, *The Ship's Cat*, *The Salty Dog* and *Lobo Rojo* Mexican Restaurant together of course with *31 The Quay* located in Smokehouse 2. The Ferry landing for the service linking North Shields with South Shields is currently situated approximately 100m to the east of Smokehouse B1.





2042 sqft  
(189.7 sqm)

GROUND FLOOR

## DESCRIPTION

Smokehouse B1 is a ground floor lock up commercial unit with wrap around glazing and spectacular views up and down the River Tyne. There is potential for a Table Licence by separate agreement to provide seating along its river frontage. Smokehouse B2, its sister property in the opposite block, is now beautifully fitted out as a waterfront themed restaurant trading as 31 The Quay.

## ACCOMMODATION

Accommodation is provided to shell specification with Concrete floors, capped off services and wrap-around glazed shopfront providing the following

Approximate floor area:

Ground Floor Area

2042sqft

189.7sqm





#### TERMS

The unit is offered by way of a the sale of a Long Leasehold Interest for a term of 125 years on Internal Repairing and Insuring terms at an annual peppercorn rent on payment of a Premium of **£275,000 excl.**

Alternatively, the premises can be let on the basis of a new Internal Repair and Insuring lease for a term to be agreed, subject to 5 yearly rent reviews at a rent of **£27,500pa excl.**

An external table Licence area is available by separate agreement based on a rent of £5sqft.

#### RATEABLE VALUE

**The premise have not yet been assessed for Business rates. Interested parties should make their own enquiries of the Valuation Office.**

#### SERVICE CHARGE

An annual service charge is payable towards the repair of the structure and maintenance of landscaping and common parts which amounts to £2,997 excl for the year to December 2021.

#### EPC

An Energy Performance Certificate is available upon request from this office.

#### VAT

All figures are exclusive of Vat.

## VIEWING

To arrange an inspection or for further information, please contact:

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