

For Sale - Private & Confidential



Hudson Street, Tyne Dock, South Shields, NE34 0AG

Development Opportunity – Circa 0.4 Ha (1 acre) site including Bingo Hall and three residential properties

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**AVISON
YOUNG**

Crown Bingo Hall, 2, 4 & 6 Hudson Street

Description

The opportunity comprises a site fronting Hudson Street of circa 0.4 ha (1 acre) of land upon which is constructed a two storey Bingo Hall, a detached three bedroomed house, a four-bedroom semi-detached house, and a two-bedroom semi-detached house.

The Crown Bingo Hall is of two storey brick construction under a mixture of pitched and flat roofs, The building has a Gross External area of circa 697 Sq. M. (7,500 Sq. Ft). There is land and car parking to the south and west.

2 Hudson Street comprises a two-storey detached house with single storey extension to the rear of brick construction under pitched roofs, with a yard to the front and access Hudson Street, the property has 3 Bedrooms, 2 Living rooms and 2 Bathrooms.

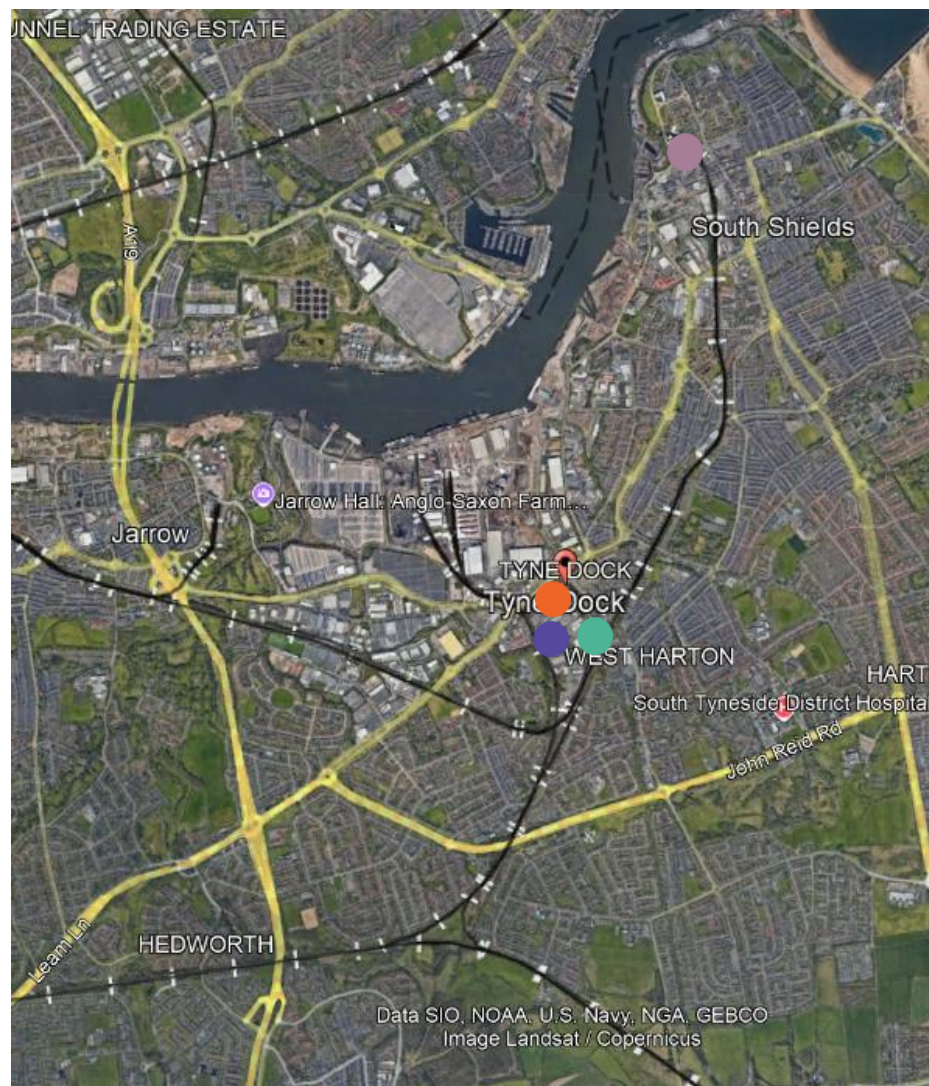
4 Hudson Street comprises a part three-storey semi-detached house with single storey extension to the rear of brick construction under pitched roofs, with a garden and access Hudson Street, the property has 4 Bedrooms, 2 Living rooms and 1 Bathrooms.

6 Hudson Street comprises a three-storey semi-detached house with single storey extension to the rear of brick construction under pitched roofs, with a garden to the front and access Hudson Street, the property has 2 Bedrooms, 2 Living rooms and 2 Bathrooms.



Location

Map



Transport and Local Area




The site and properties are located on Hudson Street in Tyne Dock, adjacent to Tyne Dock Metro Station. The Tyne Dock neighbourhood is named after the dock which was opened in 1859. The site is approximately 2 miles (3 km) south-west of South shields Town Centre, 8 miles (13 km) to the north of Sunderland, 10 miles (66 km) to the south-east of Newcastle and 2.5 miles (4 km) to the south-west of the Tyne Tunnel.

The Metro Rapid Transport System gives easy access across the region and links to National Rail via Newcastle central station and local bus networks via numerous Metro Interchange Stations.

Hudson Street gives access to the site and properties as well as a mix of residential and commercial buildings.

The Port of Tyne is located to the north of the site and Tyne dock has a mix of retail and commercial/industrial uses as well as residential accommodation. Places for People are delivering a 66 dwelling affordable housing scheme to the north of the site.

Key

-  The Site & Properties
-  Tyne Dock Metro Station
-  Places for People Housing Development
-  South Shields Town Centre

Property detail

Tenure

The land and properties are owned Freehold under various titles and part (2 Hudson Street) is currently unregistered, but our clients can prove ownership. Full details on Application.

The Bingo Hall is occupied on an 18-month rolling tenancy which runs until the 25th of October 2025 with regular rent reviews. The current rental being £21,000 per annum.

The residential properties are occupied under three separate annual Shorthold Tenancies and generate a rental income of £19,500 per annum.

Services and Highways

We understand that all mains services are available to the property. However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

Planning

The Local Planning Authority is South Tyneside Council, and all planning enquiries should be made direct to South Tyneside Council.

The site is Brownfield and currently houses a Bingo Hall and Three Residential Properties. There is affordable Residential housing be constructed to the North at Lord Nelson Street.

Middlefields Industrial Estate to the east is classed as Employment Land for General Economic Development in the proposed draft Local Plan.



Method of sale



Method of Sale

The site is being sold on an informal tender basis.

Please be advised that plans, drawings and other material is provided for information purposes only and is protected by copyright, patent and warranty laws.

Viewing and Additional Information

The sale is on a **Private and Confidential** basis and access is by appointment only with Avison Young. No attempt should be made to gain access to the property without prior arrangement.

Subject to Contract

Basis of Offers

Unconditional and conditional offers are invited for the freehold interest in the entire site and properties.

Offers are to be submitted in writing, For the attention of - mark.mckelvey@avisonyoung.com

The Vendor reserves the right not to accept the highest or any offer received.

**For more information
about this property,
please get in touch.**

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.