

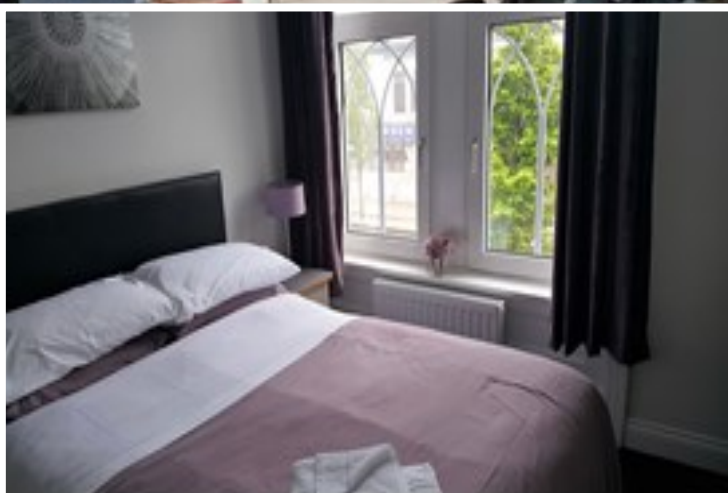
## hotels in NE33

Ocean Road, South Shields  
Tyne and Wear, NE33 2JL

# £275,000

- ✓ Three storey guest house
- ✓ Freehold and business
- ✓ Six letting bedrooms
- ✓ Immaculate condition
- ✓ Fantastic reviews (9.6 Booking.com)
- ✓ Many fixtures and fittings included

COMMERCIAL



## Summary

- Property Type: Hotels - Parking: Allocated Price: £275,000

## Description

We are pleased to offer the opportunity to purchase the freehold and business of this established three storey guest house, ideally located along the popular Ocean Road, South Shields town centre. Trading as Sands Guest House, the property offers six letting bedrooms (four doubles, two singles) all with en-suites, as well as guest lounge, dining room and kitchen across three floors. Being next door to Rosebank Guest House which is also available for purchase, Sands Guest House has shared advertising with Rosebank Guest House, which is available on Booking.com and TripAdvisor, both of which offer outstanding reviews (rated 9.7 on Booking.com, awarded a Certificate of Excellence from TripAdvisor and winner of a Stellar Stays award). Sands Guest House does not currently have its own website, but the vendor is experienced in and would be happy to advise on setting up its online presence.

## Location

The subject property is located on Ocean Road, South Shields which lies approximately 8 miles north of Sunderland, 12 miles east of Gateshead. South Shields also lies within close proximity to the Tyne Tunnel with convenient links to the A19 and A185. The area benefits from a reasonable level of services and facilities together with good levels of footfall and passing trade, plus great transport links with South Shields metro stop less than half a mile from the property.

## Accommodation

### GROUND FLOOR

Guest lounge: 5.1m x 3.8m (19.38sqm)

Dining room: 4.4m x 3.2m (14.08sqm)

Kitchen: 3.7m x 3.9m (14.43sqm)

### FIRST FLOOR

Single bedroom: 2.4m x 2.0m (4.80sqm)

Single bedroom: 3.2m x 4.1m (13.12sqm)

Double bedroom: 3.4m x 2.8m (9.52sqm)

Double bedroom: 4.4m x 2.2m (9.68sqm)

### SECOND FLOOR

Double bedroom: 2.6m x 4.6m (11.96sqm)

Double bedroom: 4.9m x 4.7m (23.03sqm)

NIA 120.00sqm (1,292sqft)

## Tenure

Freehold. Title number TY171188.

## Business Details

Many business fixtures and fittings are to be included in the business sale. A full list can be made available upon request.

Business accounts and staffing information can be provided to serious enquiries.

## EPC

Available upon request.

## VAT

We are advised that VAT is not applicable on this transaction.

## Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





## Ocean Road, South Shields, Tyne and Wear, NE33 2JL

Contact your local branch today for more information on this property:

**2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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