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Marketing Information

**Proposed Drive Through Restaurant
on
Land on Shaftsbury Avenue,
South Shields,
NE34 9QD**

Prepared for:

Burney Midlands Ltd

Date of Report: June 2015

Ref: 3266

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1. **MARKETING STATEMENT**

- 1.1. This Marketing History is in support of the planning submission for a Drive through Restaurant on land on Shaftsbury Avenue, South Shields, NE34 9QD.
- 1.2. The application site is currently occupied by an ARC car wash business with off-street parking spaces.
- 1.3. The site is located on the edge of the Simonside Industrial Estate and sits on the corner of a block of land fronting the A194 Newcastle Road dual carriage way which includes a drive through McDonalds and Tesco Superstore.
- 1.4. The attached email from Alfred Bartlett of Bartlett Property confirms that the property/land has been advertised for sale or lease on the open market for uses appropriate to the use allocated in the development plan. A copy of the marketing literature is also attached and all offers received.
- 1.5. The email confirms the property/site was marketed from November 2014, only one offer has been received which was from CPL foods for the new Burger King drive through.



Andrew Cooke

From: Alfred Bartlett <alfred@bartlettproperty.co.uk>
Sent: 09 June 2015 16:20
To: Andrew Cooke
Subject: Former ARC Car wash site, Shaftsbury Avenue, South Shields

Andrew

I can confirm we commenced marketing of the above in November 2014.

In the time we have been marketing the site, we have only received one offer which is from CPL Foods Limited for a new Burger King drive through unit.

If you require any further information please do not hesitate to contact me.

Kind regards

Alfred Bartlett



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TO LET

ROADSIDE OPPORTUNITY



Shaftsbury Avenue, South Shields NE34 9QD

Unit up to 4,000 sq ft on 0.43 acres

- Busy commercial area
- Suitable for a variety of uses
- Adjacent to a Tesco Superstore and McDonalds drive thru
- Potential to extend the existing building to provide up to 4,000 sq ft

Location

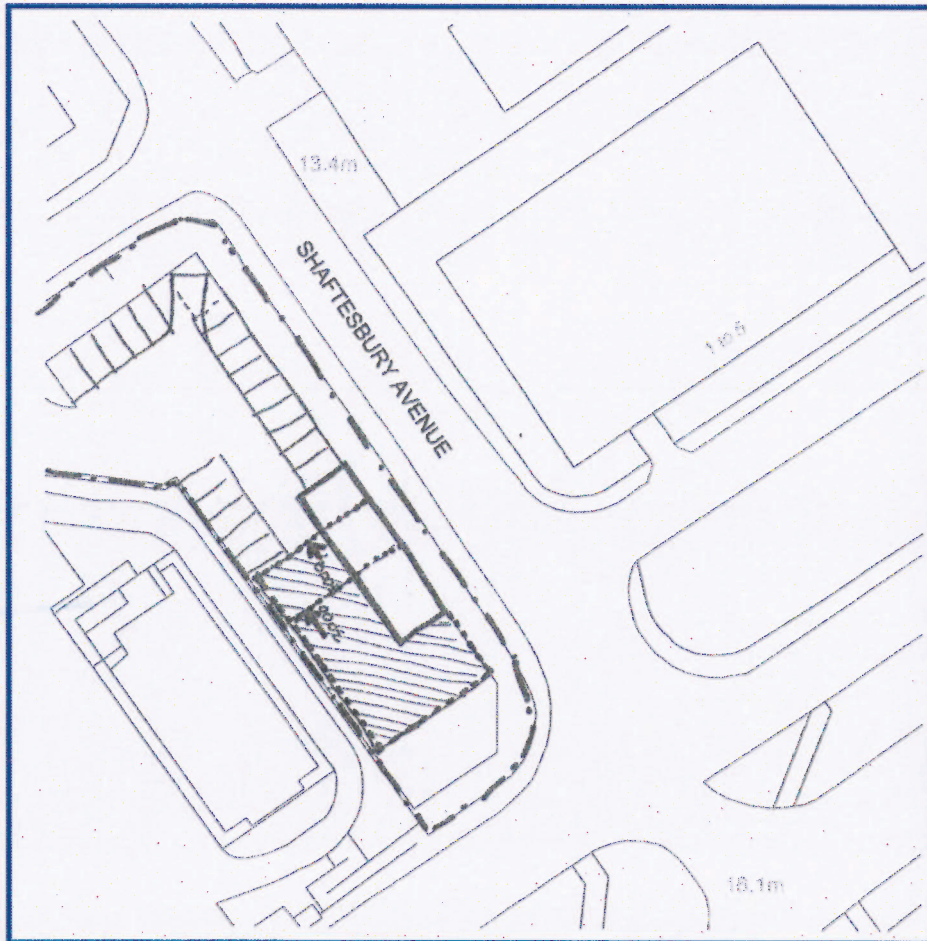
The site occupies a prominent position on the corner of Newcastle Road and Shaftsbury Avenue at the entrance to the Simonside Industrial Estate. Located approximately 2.5 miles south west of South Shields town centre, Newcastle Road is the main road in to and out of South Shields to the south west. There is a Tesco Superstore and McDonalds Drive thru adjacent to the property and the surrounding area is mixed industrial, commercial and residential.

Accommodation

The property currently comprises a former car wash building extending to circa 1,400 sq ft which is available as a whole on a site of 0.43 acres. Alternatively our client will redevelop the site to meet specific requirements. Below is an indicative arrangement showing:

Unit 1 – 3,000 sq ft (279 sq m)

Unit 2 – 1,000 sq ft (93 sq m)



Terms

The units are available by way of new leases for a term of years to be agreed.

Rent

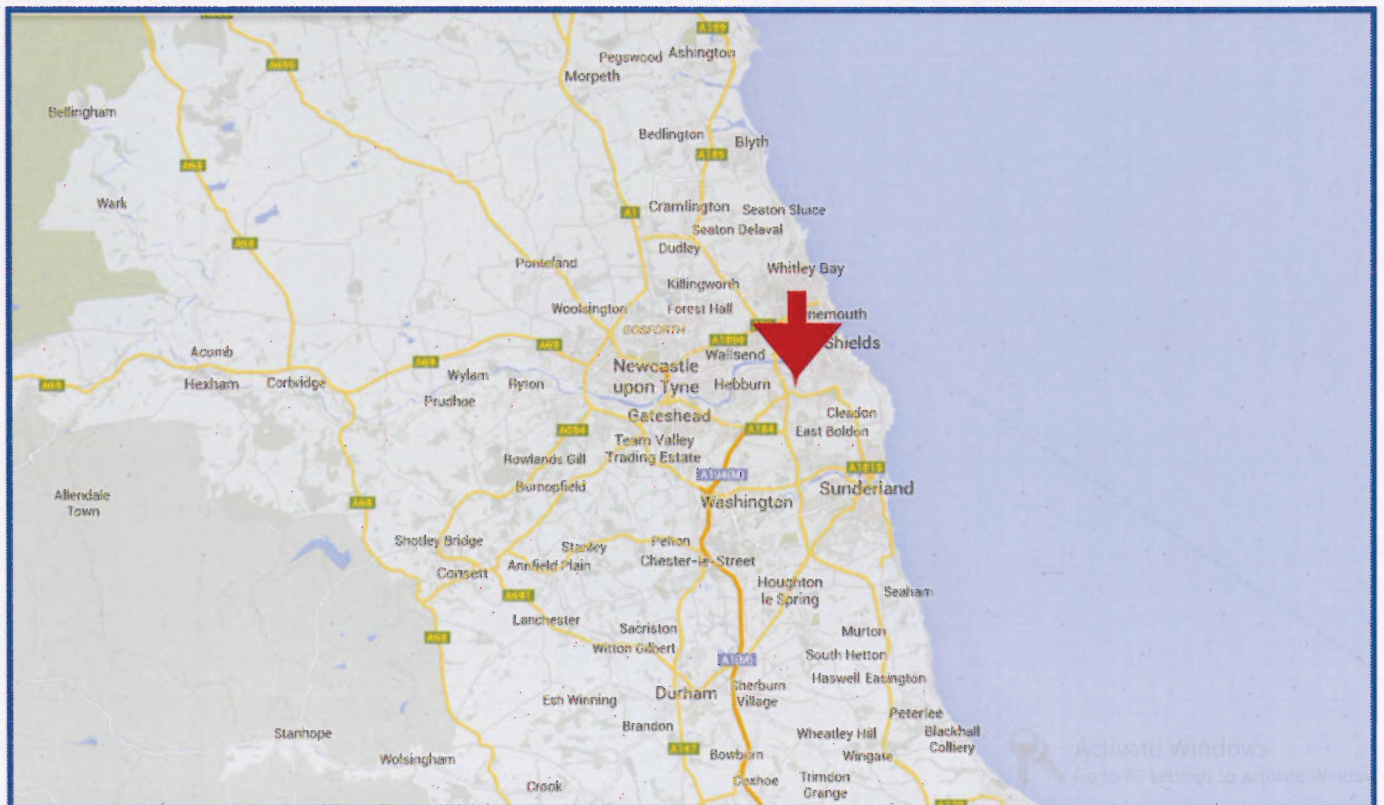
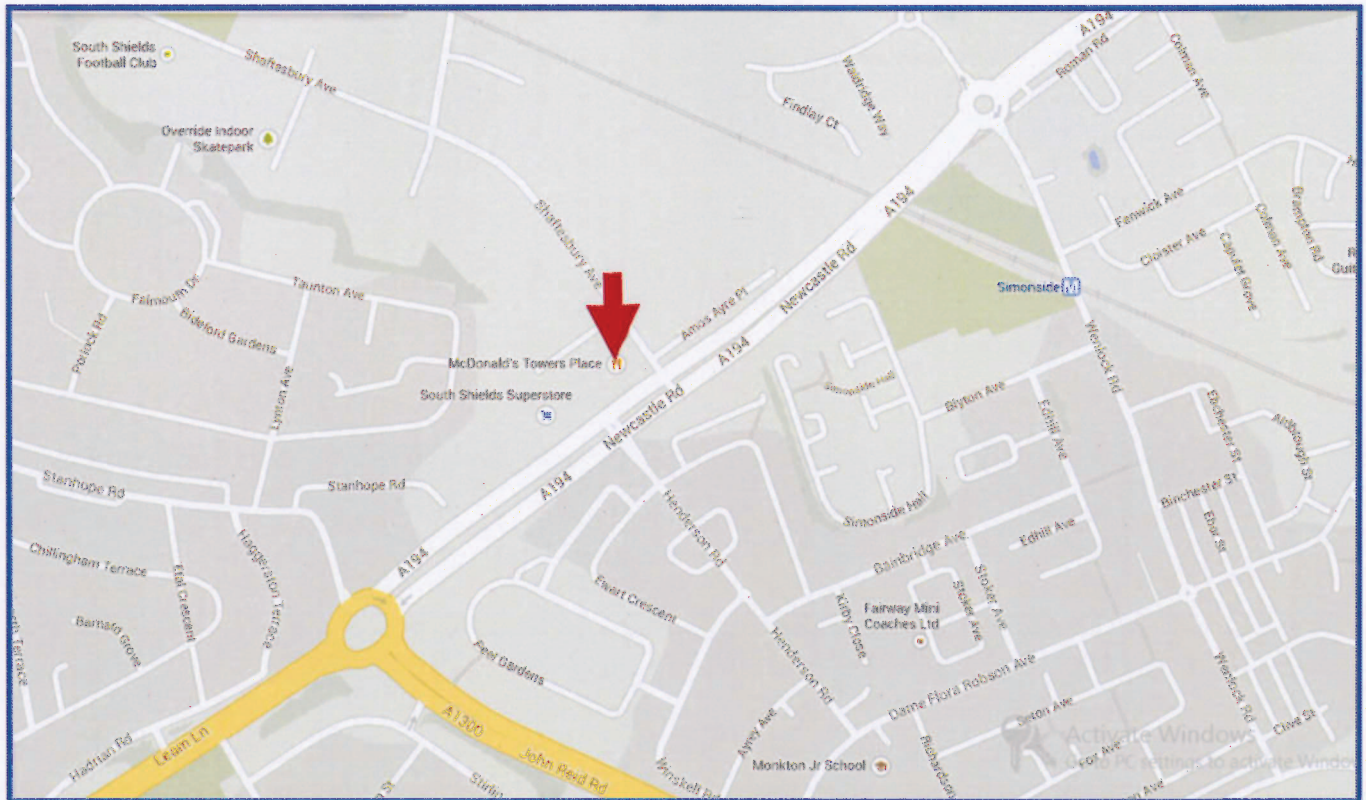
On application

Planning

The property currently benefits from sui generis car wash use but is suitable for alternative uses such as retail, office, industrial (B2 or B8), restaurant and drive thru, subject to planning.

Further Information

Contact: Alfred Bartlett
Telephone: 0121 454 6439
Email: alfred@bartlettproperty.co.uk



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