

## **Crown & Anchor**

Chapel Road, Jarrow, Tyne And Wear, NE32 3LX



### **For Sale Freehold Licensed Premises Guide Price: £165,000 plus VAT Sole Selling Agent**

- Well presented traditional public house positioned in central Jarrow
- Benefitting from close proximity to the nearby Viking shopping centre
- Function room with dedicated servery located on the first floor
- Private accommodation situated across the upper floors
- The property proposes scope for a range of uses subject to the granting of the necessary consents

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## **Location**

Jarrow is a south Tyneside town located directly to the south of the Tyne Tunnel and situated approximately 3.5 miles southwest of South Shields and 6 miles east of central Newcastle with a population of circa 45,000 people. The property is positioned in central Jarrow towards the rear of the Viking shopping centre. The surrounding area comprises primarily of well known retail stores with other licensed premises and residential dwellings being located throughout. The site also experiences strong transport links and benefits from close proximity to the A19, A185 and Jarrow metro station which connect the town to nearby areas such as central Newcastle and Sunderland.

## **Accommodation**

The Crown & Anchor is a traditional brick built 3 storey public house with rendered and painted elevations which collectively sits beneath a number of pitched tile roofs.

The ground floor trading areas are well presented and comprises two interlinking rooms set around a single servery. Both areas are currently arranged for informal drinking and dining for approximately 50 covers. The trading areas continue towards the first floor where there is a separate function room/restaurant space which has the ability to accommodate an additional 40 covers; this space also benefits from its own dedicated servery.

Ancillary trade areas comprise customer W/Cs, commercial kitchen with prep room, cellarage and associated storage areas. Private accommodation is spread across both the first and second floor and comprises 3 double bedrooms, kitchen, living room, bathroom and storage spaces.

Externally and to the rear of the property is a small decked and benched beer garden suitable for outdoor drinking, in addition to a smoking solution situated to the left hand side of the property upon entrance.

**Total ground floor GIA of approximately 2,134 square feet.**

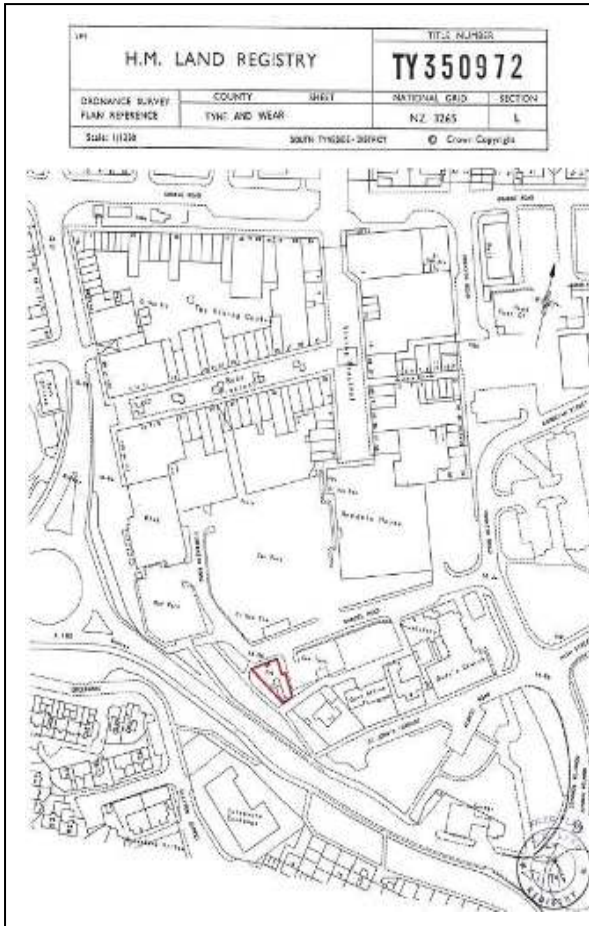
**The property sits on a total plot amounting to 0.060.**

**The Crown & Anchor offers considerable scope for local and regional public house operators. The property also has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.**

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## General Information

### **Rating**

The current Rateable Value is assessed at £11,500.

### **Licences**

It is understood that the property currently possesses a Premises Licence.

### **Services**

We are verbally advised that all mains services are connected to the property.

### **Trading**

The premises are currently open and trading.

### **Tenure**

The property is being sold freehold with vacant possession.

### **Fixtures and Fittings**

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

### **Energy Performance Certificate**

The property has an energy performance rating of D. An EPC is available upon request.

### **VAT**

VAT will be applicable on the sale of this property.

### **Money Laundering Regulations**

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any purchaser/tenant to provide proof of identity along with any other required documents.



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## Agent Details

For further details please contact



**Henry Boshier**  
**Agency Surveyor, Leeds**



**07800 580 659**



**henry@jamesabaker.co.uk**

## Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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**Registered Office: The Bank, 18 Newbridge Road, Bath, BA1 3JX. VAT Reg No 752840133**