



FOR SALE DEVELOPMENT OPPORTUNITY

FORMER GLENPARK MEDICAL CENTRE, 61 RAVENSWORTH ROAD, GATESHEAD NE11 9AD



**Sanderson
Weatherall**



Description

A prominent fixture on Ravensworth Road, this former Medical Centre is ideally located for redevelopment

Arranged over ground and first floors, the property includes a brick extension to the rear and provides convenient off-street parking for multiple vehicles at the front. Subject to the required planning consents, this property holds significant potential for redevelopment.

Accommodation

We understand that the property has an approximate Net Internal Area as follows:

NIA: 306.7 sq m (3,301 sq ft)

Asking Price

Offers are invited in the region of £180,000 for our client's Freehold interest.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows;

Rateable Value: £13,750

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Gateshead Council).

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Location

Ravensthorpe Road is situated in the Dunston area of Gateshead, boasting a prominent position within a well-established community. The location benefits from excellent accessibility, being less than 1 mile from the A1(M) and within easy reach of Team Valley, Metrocentre and Newcastle City Centre.

The area is well served by public transport, with regular bus routes connecting to surrounding areas.

Energy Performance Certificate

An EPC is being commissioned and will be available for inspection shortly.

Planning

The property was previously granted consent in February 2022 for the conversion of the existing building to form 3 dwellings for use within Classes C3/C4. The planning consent may now have lapsed but any interested parties are advised to carry out their own investigations with regard to this matter.

The property may be suitable for a range of alternative uses, or indeed full redevelopment, subject to receipt of the relevant planning and freeholder consents required. Purchasers should make their own enquiries with Gateshead Council's planning team as to the future uses of the premises.

Anti Money Laundering

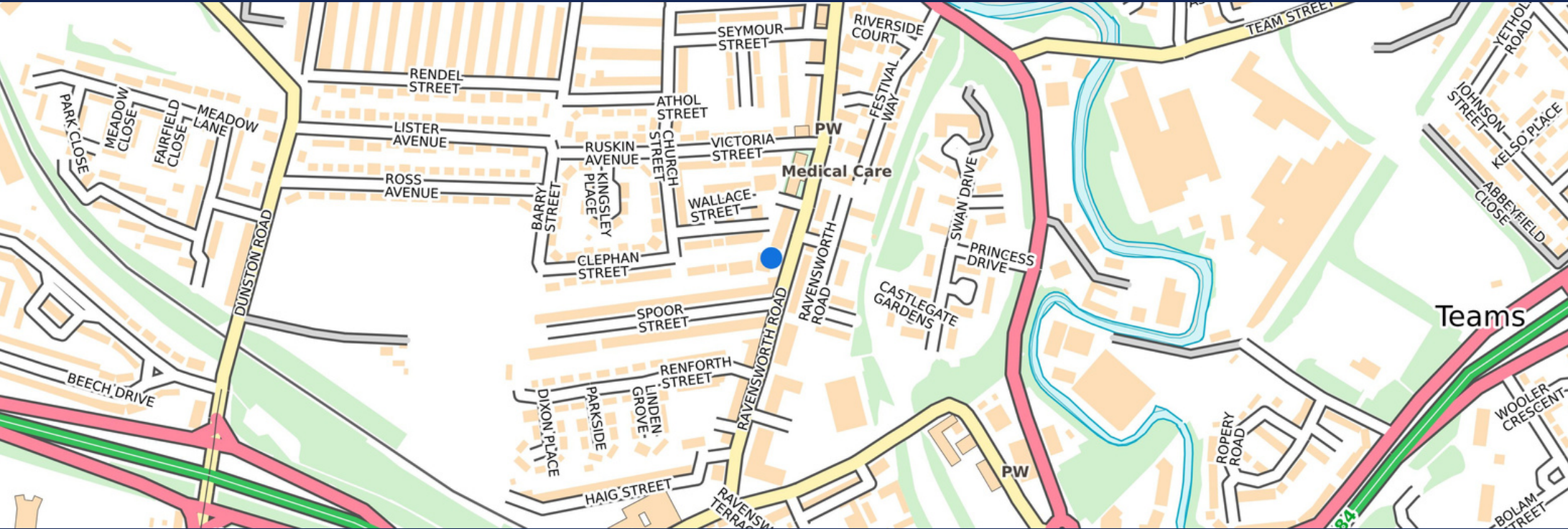
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:



Mark Convery



07525 872 141

mark.convery@sw.co.uk



Kevin McGorie



07901 710 671

kevin.mcgorie@sw.co.uk



**Sanderson
Weatherall**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL