



FOR SALE DEVELOPMENT OPPORTUNITY

GRANVILLE HOUSE, 16 DURHAM ROAD, GATESHEAD NE8 4EJ



Sanderson
Weatherall



Description

A prominent semi-detached property, constructed of brick under a slate roof and occupying basement, ground, first and second floors.

Subject to the required planning consents, the property offers an outstanding opportunity for redevelopment.

Accommodation

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

Basement & Ground Floor: 161.8 sq m (1,742 sq ft)

Asking Price

Offers are invited in the region of £375,000 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: £6,700

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

Energy Performance Certificate

The property has an Energy Performance Asset Rating of Band D (89) and is valid until 13 February 2029. A full copy of the EPC is available via the link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Location

The property occupies a prime position directly on the bustling A167 Durham Road in Low Fell. Durham Road offers a mix of independent shops, cafes, restaurants and convenience services, with the added benefit of nearby parking options. The location provides excellent connectivity to Gateshead and Newcastle City Centre via frequent bus services and easy road access.

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.

Planning

The property was granted consent in June 2020 for the conversion of the existing premises to create 3 x dwellings in the form of flats which involved a change of use from professional financial services to dwellings under Use Class C3a).

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

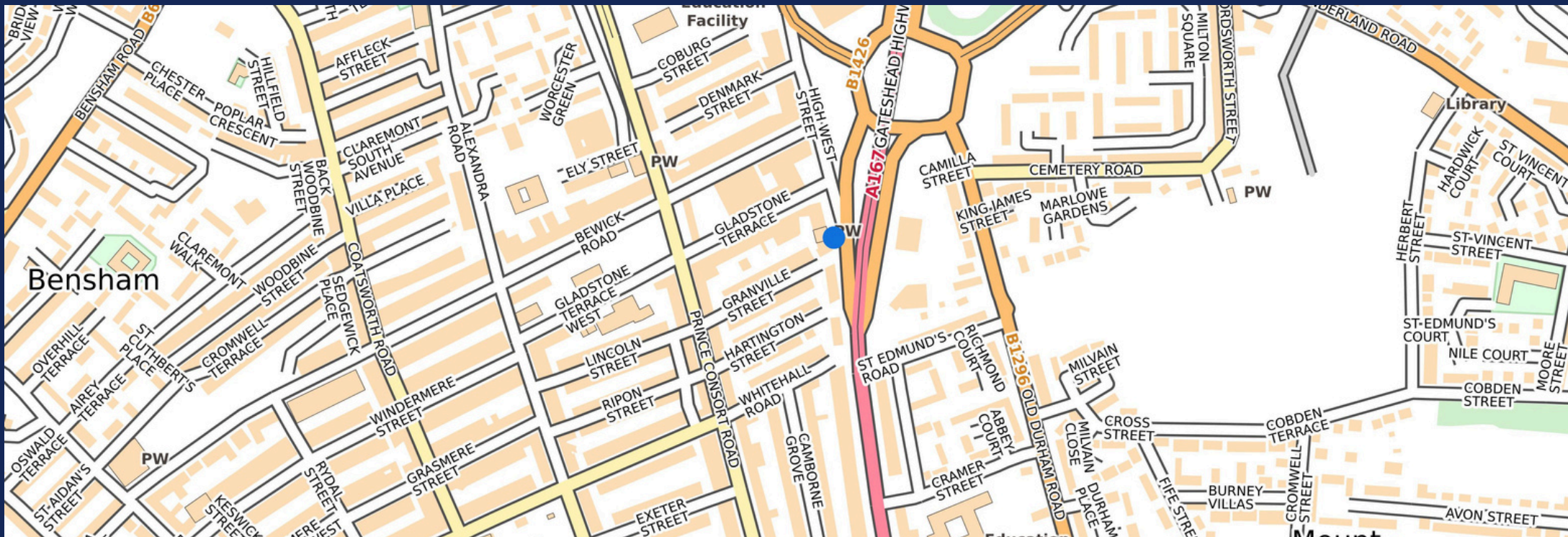
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

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