



FOR SALE RETAIL UNIT WTH FIRST FLOOR OFFICES

6 TYNE VIEW, LEMINGTON, NEWCASTLE UPON TYNE NE15 8DE



Summary

- Retail Premises
- Size: 1,159 sq ft (107.69 sq m)
- Offers Invited
- Subject to Contract

Description

The property comprises a traditional mid terrace building with a concrete tiled timber framed roof and is of solid brick construction.

The accommodation provides ground and first floor retail/stores and office space. The property benefits from a small disabled WC at ground floor level and a small kitchen to the rear of the property. At first floor there are two separate offices and further WC facilities.

Externally, there is a small yard which is accessed from the kitchen and there is also direct access to the rear lane from the rear storeroom.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor Areas:

| Description | sq m | sq ft |
|--------------|---------------|--------------|
| Ground Floor | 67.52 | 727 |
| First Floor | 40.17 | 432 |
| Total | 107.69 | 1,159 |

Asking Price

Offers are invited for the benefit our client's Freehold interest.

Location

The property is situated in Lemington, a residential suburb of Newcastle upon Tyne, characterised by a well established community and a mix of residential and local commercial properties.

The location offers direct road access to the A695 (Scotswood Road), providing a key route to Newcastle City Centre, approximately 4.5 miles away. Furthermore, the A1 (Newcastle Western Bypass) is easily accessible, offering strategic links to regional and national road networks.

Services

We understand the property benefits from electric and water services, however, we recommend that any interested party carries out their own investigations with regard to this matter.

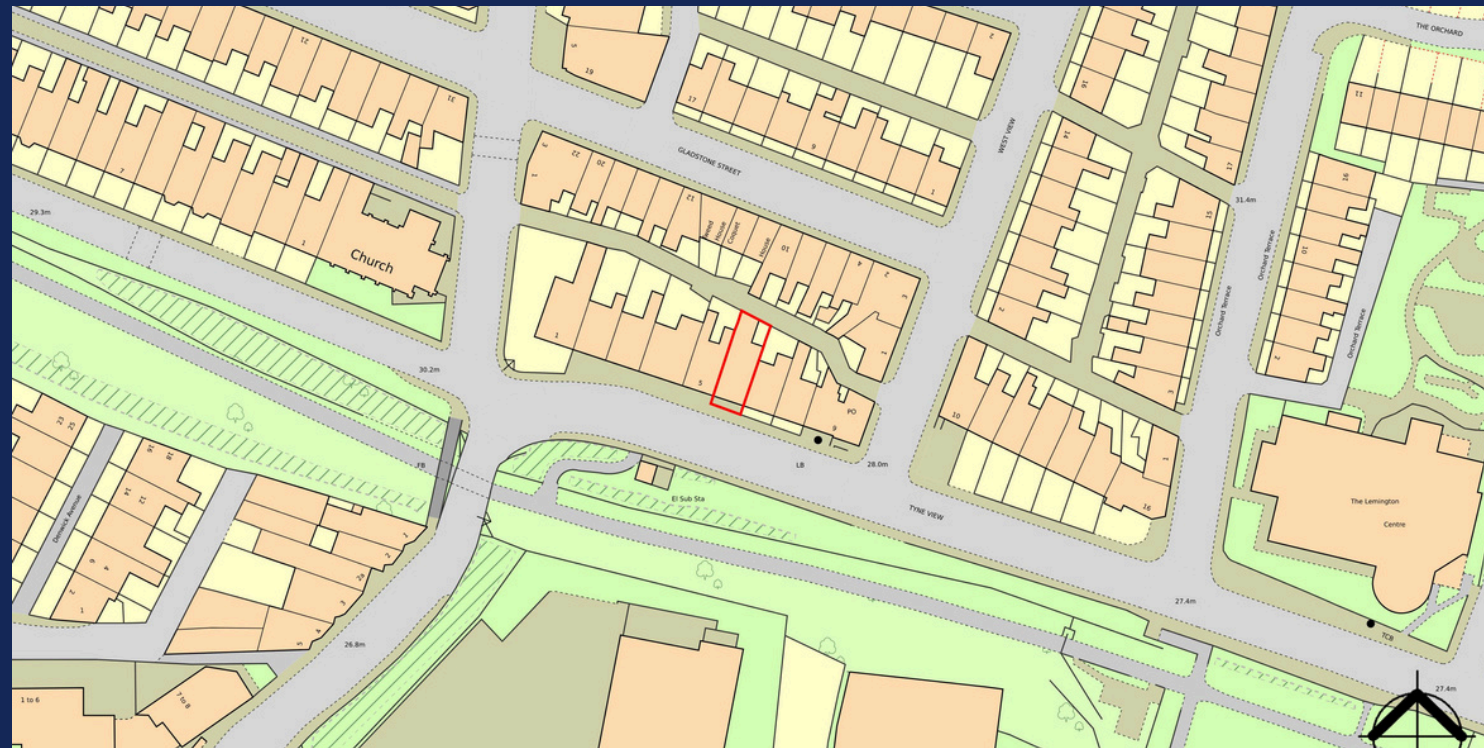
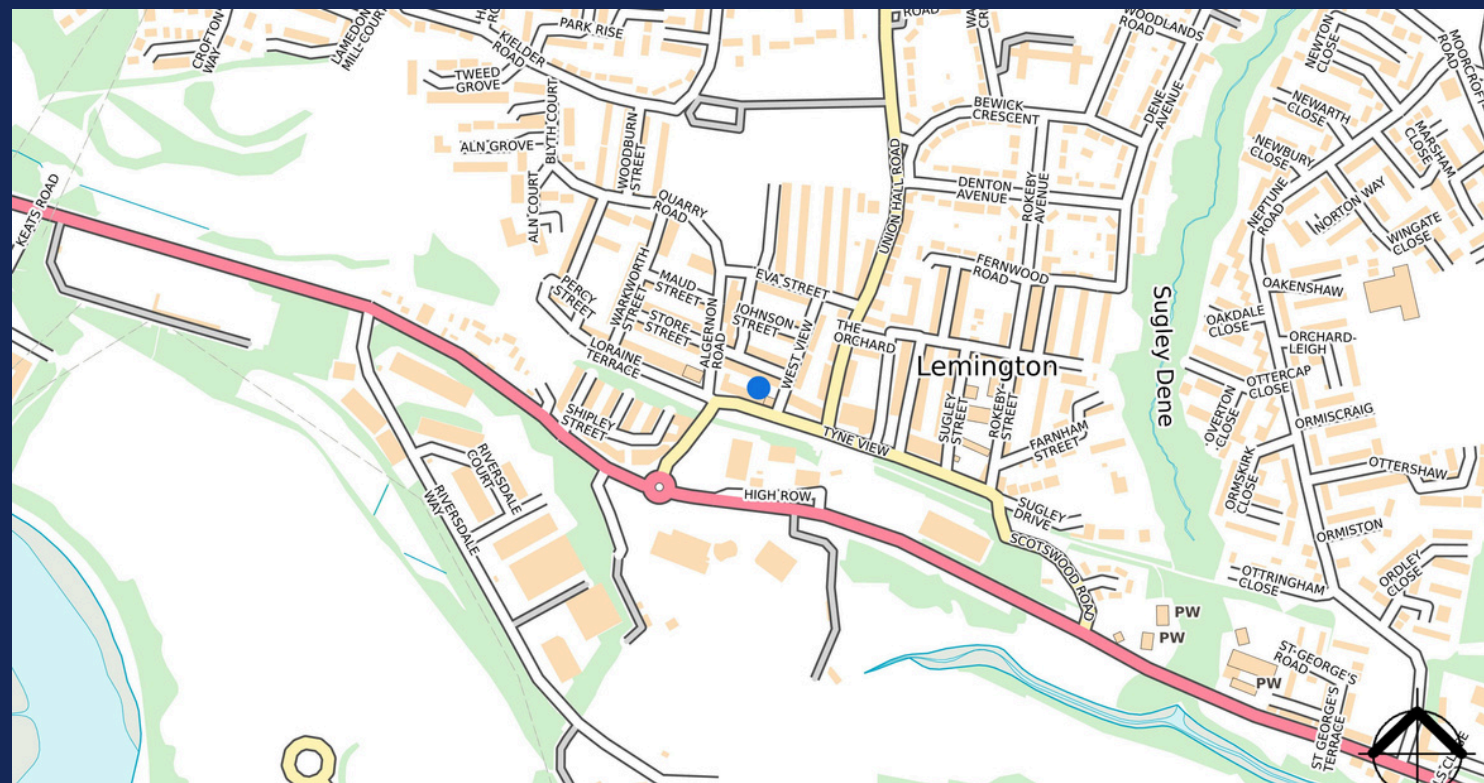
Use/Planning

The property operated under 'Sui Generis' Use Class under The Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority, Newcastle City Council.

Energy Performance Certificate

An EPC has been commissioned by a competent energy assessor and will be available upon request in due course.



Business Rates

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

Rateable Value: £3,150

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

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 responsible for their own legal costs incurred throughout any transaction.





Contact

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

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**Sanderson
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