



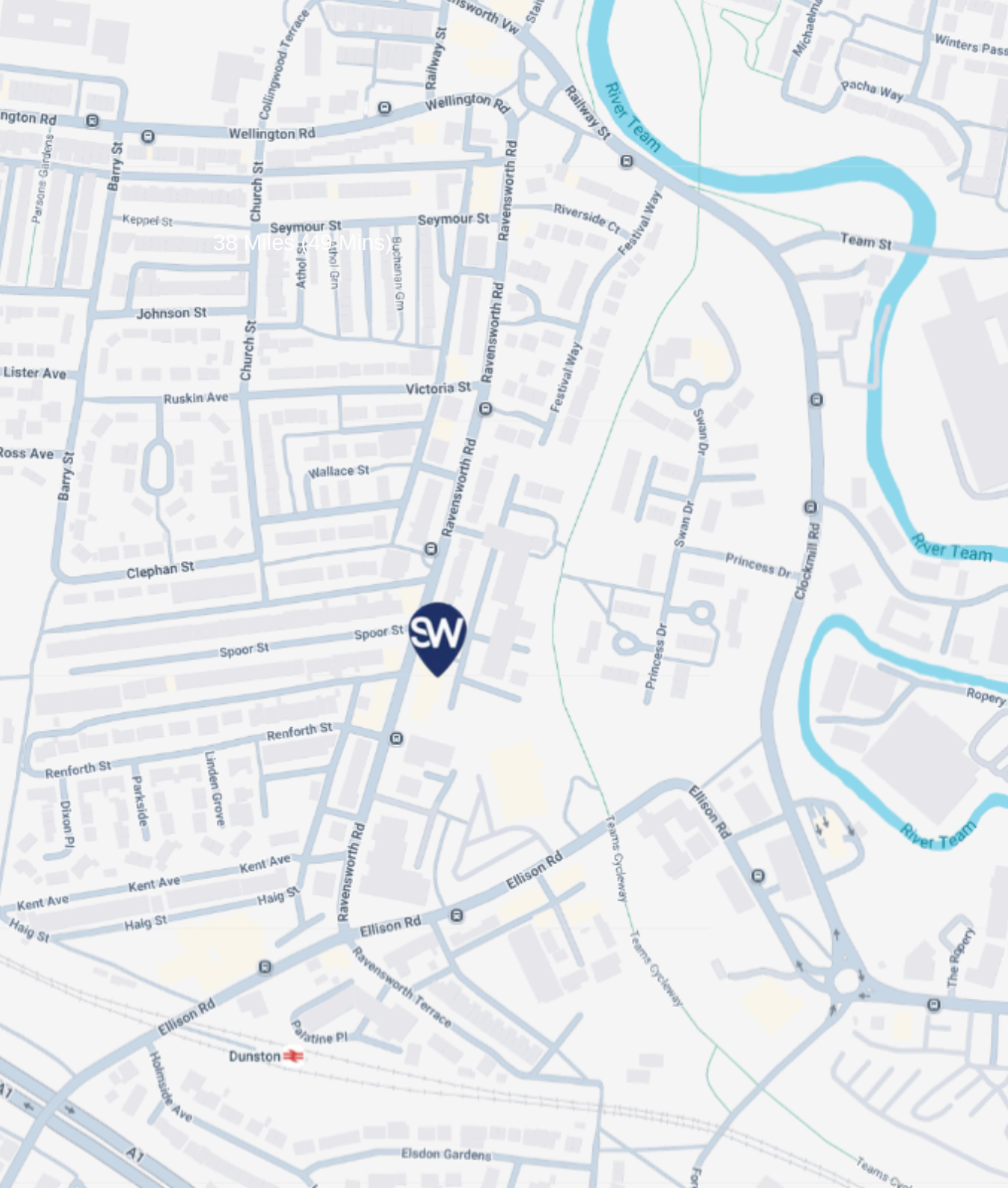
FOR SALE

Leisure Premises

Dunston Social Club, 81 Ravensworth Road, Dunston, Gateshead, NE11 9AF



**Sanderson
Weatherall**



Location

Dunston Social Club is located on Ravensworth Road, Gateshead, in a predominantly residential part of Dunston on the south bank of the River Tyne. The area is characterised by a mix of traditional terraces and more modern housing, reflecting Dunston's largely suburban, community-oriented feel. Strategically, Dunston benefits from good transport links (Bus & Metro) with the suburb sitting just a few miles south-west of Newcastle City Centre and less than 1 mile from the A1(M) and within easy reach of the MetroCentre and Team Valley. This proximity combined with the local amenities and the residential character of the area, make the property well placed for both local community engagement and accessibility from the wider Tyneside conurbation.

Occupiers in the nearby and immediate vicinity include Aldi Supermarket, St Oswald's Hospice, Glenpark Medical Centre, The Dun Cow Hotel and numerous other local / regional operators.

Description

Dunston Social Club is housed in a purpose-built building dating from approximately 1969, when a modern replacement for the original Clavering Avenue premises was officially opened. The structure presents as a solid mid-20th-century social club of brick construction well maintained with a large ground floor public bar and concert / function room, consistent with its long history of events and community use.

Within the building footprint, there is a Ladbrokes betting shop fronting Ravensworth Road, which occupies a separate commercial unit, giving a street-level retail frontage. Internally, the upper floor accommodates a two-bedroom residential flat, providing a self-contained living space over part of the social club. The remainder of the upper floor is mainly a hall for functions / concerts with public toilet facilities and bar serving area. Overall, the property combines community social-club functions with commercial and residential uses in a well-proportioned and adaptable format.



Accommodation

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

Area	Sq M	Sq Ft
Ground Floor Bar	113.20	1,218
GF Lounge	105.70	1,138
GF Internal Storage	56.00	603
GF Public Toilets	31.20	336
GF Betting Shop	70.14	755
First Floor Hall	250.30	2,694
FF Internal Storage	4.90	53
FF Locker / Kitchen	24.10	259
FF Public Toilets	37.10	399
FF Residential Flat	89.00	958
Total	781.64	8,413

Site Area: 0.164 Acres (0.066 Hectares)

Rateable Value

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

Club & Premises:	RV £14,000
Betting Shop & Premises	RV £8,600

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

Tenure

We understand that the property being marketed shall be sold by way of a Freehold Title (Title No: TY544783)





Services

We understand that all main services are connected to the property, however, we would recommend that any interested party carries out their own investigations with regard to this matter.

Planning

The subject property has consent for Sui Generis Use Class under the Town & Country Planning Use Classes Order as amended 01.09.2020.

Alternative uses may be considered subject to obtaining the necessary planning consents.

EPC

An EPC has been commissioned via a competent Energy Assessor and will be available upon request in due course.

Anti-Money Laundering

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

Asking Price

Offers are invited for the benefit of our clients' Freehold interest, subject to contract.

Please note that the vendor reserves the right not to accept the highest or any offer received.

VAT

All prices quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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





Viewings

Viewing strictly by appointment only with the agent. For further information please contact:-

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