

retail in NE27

Benton Road, West Allotment, Newcastle
Tyne and Wear, NE27 0EP

£130,000 Starting Bid

- ✓ Large mixed use corner property
- ✓ Full building NIA 312.15sqm (3,360sqft)
- ✓ Ground floor retail/garage/workshop
- ✓ First floor two bedroom flat
- ✓ Rear parking for 12 vehicles
- ✓ Great development potential

**PATTINSON
AUCTION**



Summary

- Property Type: Retail - Parking: On Street Price: £130,000

Description

FOR SALE BY AUCTION: auction to be held at 5pm on 28th March 2019 at Kingston Park Rugby Club. Terms and conditions apply.

We are pleased to offer to auction this substantial mixed use corner property, located along Benton Road, West Allotment, Newcastle upon Tyne. The ground floor measures an impressive NIA of 200sqm (2,154sqft), and comprises a mixture of retail, garage/workshop and storage space. To the first floor is a spacious two bedroom flat. There is a large parking area and yard to the rear of the property, with parking for around 12 vehicles. The property was previously granted planning permission in 2009 for the conversion to three houses; this planning has since lapsed. The property is in need of renovation throughout.

Location

The subject property is prominently located along Benton Road, West Allotment, Newcastle upon Tyne. The surrounding area is an established residential location, provided with several nearby services and amenities. The subject has great road and public transport links, being just half a mile from Northumberland Park metro stop and just off the A19, providing access across the North East.

Accommodation

GROUND FLOOR

Hallway to flat: 7.47sqm

Storage: 1.63sqm

Shop floor: 33.64sqm

Storage: 18.16sqm

Room: 16.72sqm

Room: 13.79sqm

Workshop/storage: 15.32sqm

Workshop/storage: 93.42sqm

NIA 200.15sqm (2,154sqft)

FIRST FLOOR

Hallway: 15.84sqm

Lounge: 24.98sqm

Bedroom one: 14.53sqm

Bedroom two: 26.56sqm

Kitchen: 14.58sqm

Bathroom: 12.51sqm

NIA 112.00sqm (1,206sqft)

Planning Permission

The subject property was previously granted planning permission in September 2009, to 'form three dwelling houses including associated changes of use for retail and industrial units including alterations'. Planning reference 09/00211/FUL. This planning has since lapsed.

Tenure

Freehold. Title number TY85892.

Rateable Value

The adopted rateable value is £8,300 as of 1st April 2017.
Sourced from VOA.

EPC

We currently await a copy of the Energy Performance Certificate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Benton Road, West Allotment, Newcastle upon Tyne, Tyne and Wear, NE27 0EP

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,
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