



Sanderson
Weatherall

FOR SALE

FORMER NHS SURGERY



285 Trevelyan Drive, Newbiggin Hall, Newcastle upon Tyne NE5 4BS

sw.co.uk



Prominent location

Total area: 4,456 sq ft / 414 sq m

Asking Price - £175,000 STC

All prices are deemed exclusive of VAT

Subject to Contract

Location

The property is located in Newbiggin Hall in the West End of Newcastle upon Tyne. The property is situated in a prominent position on Trevelyan Drive directly adjacent to a local retail parade. The immediate area comprises a mixture of retail, commercial and residential housing.

Description

The site currently occupies a two-storey brick constructed building, previously used as an NHS surgery. The total area of this site is approximately 0.305 acres.

Accommodation

We understand that the property provides the following Gross External Area (GEA):

4,456 sq ft 414 sq m

Asking Price

The premises are available for sale at an asking price of £175,000 exclusive, subject to contract.

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 purchaser.

Business Rates

We understand from the local Council that the rateable value of the property will need to be reassessed upon application.

Interested parties should verify the accuracy of this information and rates payable with the local rating authority (Newcastle City Council).

EPC

The Energy Performance Asset Rating is Band E (120). A full copy of the EPC is available for inspection if required.

Tenure

Freehold. The freehold is subject to restrictive covenants. Full details upon request.

Legal Costs

Each party to bear their own legal costs incurred in the letting of the property with any VAT thereon.



Viewings and Further Information

Strictly by prior appointment with the agents:

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Sanderson Weatherall

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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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