SW

FOR SALE FORMER NHS SURGERY





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

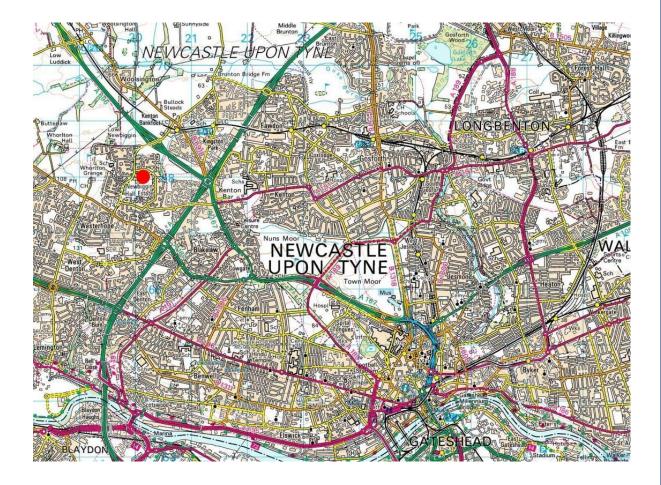
The Energy Performance Asset Rating is Band E (120). A full copy of the EPC is available for inspection if required.

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.



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 make 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.

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Viewings and Further Information

Strictly by prior appointment with the agents:

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