

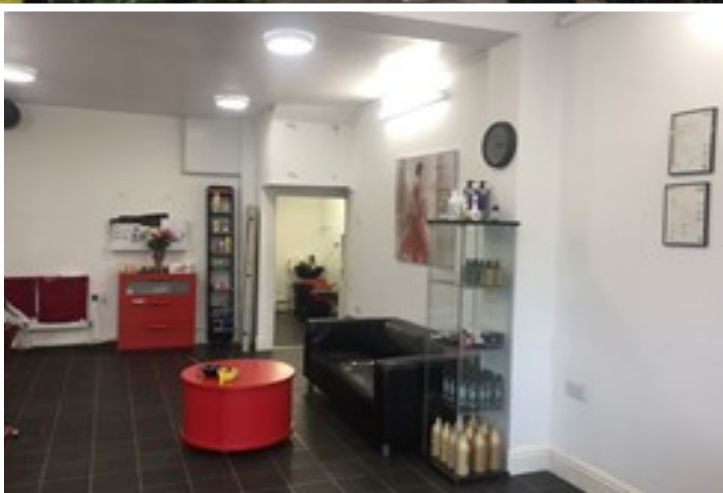
retail in NE4

Dilston Road, Arthur's Hill, Newcastle upon Tyne and Wear, NE4 5AA

£140,000

- ✓ Two storey, three floor property
- ✓ Tenanted ground floor beauty salon
- ✓ Let for £9,480 per annum
- ✓ Vacant 3 bed maisonette above
- ✓ Great established location
- ✓ Freehold title

COMMERCIAL



Summary

- Property Type: Retail - Parking: Allocated Price: £140,000

Description

We are pleased to offer for sale this two storey, three floor traditional brick built commercial and residential premises, well located along Dilston Road, Benwell, Newcastle upon Tyne. To the ground floor is an A1 unit, currently let by a beauty salon and generating an income of £9,480 per annum. To the first floor and second floors is a three bedroom maisonette, which is currently vacant. The property offers an excellent investment opportunity in an established area.

Location

The subject property is located on Dilston Road, Arthur's Hill, Newcastle upon Tyne. Dilston Road is set within an established mixed commercial and residential area, located approximately 2 miles west of Newcastle city centre. The property has access to great road and public transport links.

Accommodation

GROUND FLOOR

Comprising shop front retail area, prep room, storage area and W.C. facilities.
NIA approx. 61sqm (659sqft)

FIRST FLOOR

Landing
Shower room: 3.10m x 2.16m
Lounge: 3.42m x 4.12m
Bedroom one: 3.12m x 3.95m
Kitchen: 2.24m x 2.89m

SECOND FLOOR

Bedroom two: 3.97m x 2.01m (measured to 1.5m eaves)
Bedroom three: 3.03m x 1.90m
Sink on landing
W.C.: 0.80m x 1.05m

Lease Details

The ground floor A1 unit is currently let to a beauty salon on a 5 year lease expiring 30th August 2023, at a base rent of £790PCM (£9,480 per annum), which is payable weekly.
The first floor flat is currently vacant.

Tenure

Freehold. Title number ND4774.

Rateable Value

The adopted rateable value is £2,200 as of 1st April 2017.
Sourced from VOA.

EPC

The commercial EPC is available upon request (rating D).
We currently await a copy of the residential EPC.

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.



Dilston Road, Arthur's Hill, Newcastle upon Tyne, Tyne and Wear, NE4 5AA

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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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