

## land & development in NE6

Scrogg Road, Newcastle upon Tyne  
Tyne and Wear, NE6 2PR

**£200,000** Starting Bid

- ✓ Development opportunity
- ✓ Substantial three storey property
- ✓ Planning permission granted
- ✓ For 2 retail units and 15 apartments
- ✓ Site area 1,170sqm (0.29ac.)
- ✓ Freehold title

PATTINSON  
AUCTION



## Summary

- Property Type: Land & Development - Parking: Allocated Price: £200,000

## Description

FOR SALE BY AUCTION: auction to be held at 5pm on 27th February 2018 at Kingston Park Rugby Club. Terms and conditions apply.

We are pleased to offer to auction this substantial three storey building previously used as a cinema and bingo hall, situated within a land site of area 1,170sqm. The site has been conditionally granted planning permission for the demolition of existing building and construction of new detached building consisting 2 A1 retail units and 15 C3 apartments.

## Location

The subject property is located within an established residential and commercial location near to the junction of Welbeck Road and Scrogg Road, Walker, Newcastle upon Tyne. The area lies around four miles east of Newcastle city centre. Other areas east of the city include Heaton, Byker and Wallsend.

## Accommodation

The property has a GEA of 675sqm (6,762sqft).  
The site has an area of 1,170sqm (0.29ac.) and a perimeter of 144sqm.

## Planning Permission

Planning has been conditionally granted for the demolition of existing building and construction of new detached building to include 2 self-contained retail units (Use Class A1), integral cycle and refuse storage, 15 Apartments (Use Class C3) consisting of 8 no 1 bedroom flats, 2 no 2 bedroom flats, 4 no 3 bedroom flats including associate parking and landscaping (as amended by plans received 2 February 2017). Planning reference number 2016/0422/01/DET.

The replacement building would comprise 712sqm of retail space on the ground floor (3 units) with 14 residential flats above (C3 Use). The proposals include 14 residents parking spaces (one allocated per unit); 2 disabled spaces; a short stay lay-bay for the retail units for up to 3 cars; a loading bay for retail deliveries; cycle and bin stores; and 3 no 'Sheffield style' cycle stands outside the retail units in two different locations.

## Lease Details

The property subject to ground lease of 43 years with effect from 25th March 1978. The lease is dated 25th July 1978 and the lessee is Newcastle Bingo Limited. The lease was assigned from Mayfair Bingo Limited in September 2013; the original lessee was the Noble Organisation Limited.  
The tenants have agreed to terminate this lease early for a payment stated in legal pack.

## Tenure

Freehold. Title number TY518211.

## EPC

Available upon request.

## Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto: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.



## Scrogg Road, Newcastle upon Tyne, Tyne and Wear, NE6 2PR

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

**2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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