

On the Instruction of Lloyds Banking Group

FREEHOLD FOR SALE

ROWLANDS GILL, Station Road, NE39 1QD



Key Features

Freehold property

Viewing

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Location

Rowlands Gill is a former coal mining village on the A694, approximately 9 miles to the south-west of Newcastle-Upon-Tyne.

Station Road (A694) is the main thoroughfare through the village and comprises of a mixture of residential and retail properties.

Tesco Metro, **Co-Op Funeralcare** and **Boots** are located in the vicinity.

Description

The property is brick built and comprises ground floor and upper storage are.

The ground floor comprises a large sales area with storage rooms, a staff room and WC's. A spiral staircase leads up to an upper floor for further storage.

There is a car park to the rear of the property with space for approximately 6 vehicles.

Accommodation

Ground Floor	115.31 sq.m	1,241 sq.ft
First Floor	42.24 sq.m	455 sq.ft
Total Floor Area	157.55 sq.m	1,696 sq.ft

Parking for approximately 6 Vehicles

Tenure

The property is held freehold.

A Substation is situated in the car park to the rear of the property. This is held on a leasehold basis at a rent of £300 per annum by North Eastern Electricity Board.

Price

£170,000.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £10,750. The UBR for 2018/2019 is 48.0p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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