

Former NHS Property For Sale

Former Bede Centre, Old Ford Road, Gateshead, NE10 0DJ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Semi-detached building
- Building totalling 184.24m² (1,983ft²)
- Popular residential location
- EPC Rating D84
- Suitable for a variety of uses STPP
- Held by long leasehold until 2133

**Long Leasehold Offers Invited
by way of Informal tender**

LOCATION

The subject property is located on Old Ford Road in Felling, Gateshead. Old Ford Road is a main road through Felling which links with Sunderland Road (B1426) towards Gateshead town centre and also A184 which provides access to Gateshead town centre and Newcastle upon Tyne city centre.

The property is situated within a predominantly residential area of Felling and benefits from surrounded by local housing estates, Bede Primary School and St Wilfrids RC Primary School. Old Ford Road is serviced by local bus routes, is 0.5 miles from Gateshead Stadium Metro Station and 0.6 miles from Felling Metro Station.

DESCRIPTION

The subject property comprises an NHS clinic which is a single storey building of modern brick construction and benefits from good road frontage.

The subject property briefly comprises seven consultation rooms, three reception rooms/offices, pharmacy, staff rooms and male, female and disabled bathrooms. There is a automatic double doors to the front of the property which leads to a large waiting area with corridors off to each side of the building, leading to the consultation rooms and offices.

The property may be suitable for a variety of uses, subject to obtaining necessary planning permission.

ACCOMMODATION

The internal area of the building extends to 184.24m² (1,983ft²).

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Surgery and Premises	£18,750	£9,000

We are advised that the rateable value of the premises as at 1 April 2017 is £18,750 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

The building has an EPC Rating of D84.

TERMS

The subject site is available by way of the Long Leasehold title from 16th May 2008 for 125 years until 15th May 2133. This leaves 113 years unexpired term on the long-leasehold interest.

The site is to be sold by way of informal tender with a closing date of Friday 28th June at 3.00pm.

Information on how to submit a proposal can be obtained in an information pack, please contact Bradley Hall to register interest.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

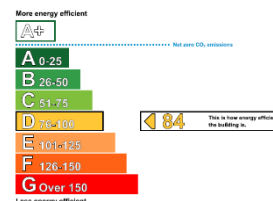
In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Jamie Wales or Nicholas Bramwell at Bradley Hall.

Tel: 0191 232 8080
Email: jamie.wales@bradleyhall.co.uk

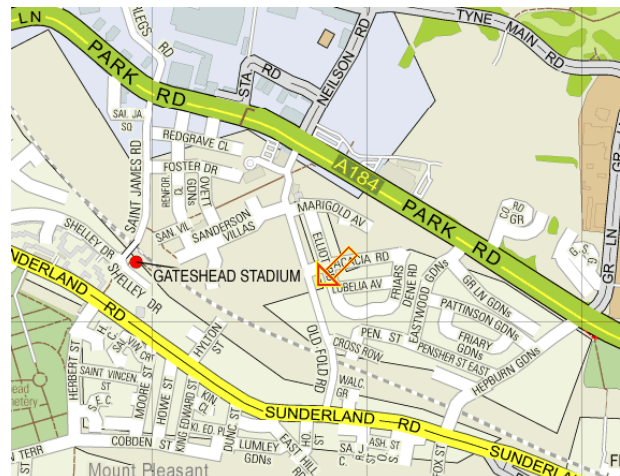
Tel: 0191 232 8080
Email: nicholas.bramwell@bradleyhall.co.uk

**AGENTS NOTES**

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702
1 Hood Street, Newcastle upon Tyne, NE1 6JQ.



Local Schools:
Brandling Primary School (Ofsted: Outstanding)
The Drive Community Primary School (Ofsted: Good)



A184: 0.2 miles



Gateshead Stadium Metro
Station: 0.5 miles
Felling Metro Station: 0.6 miles