

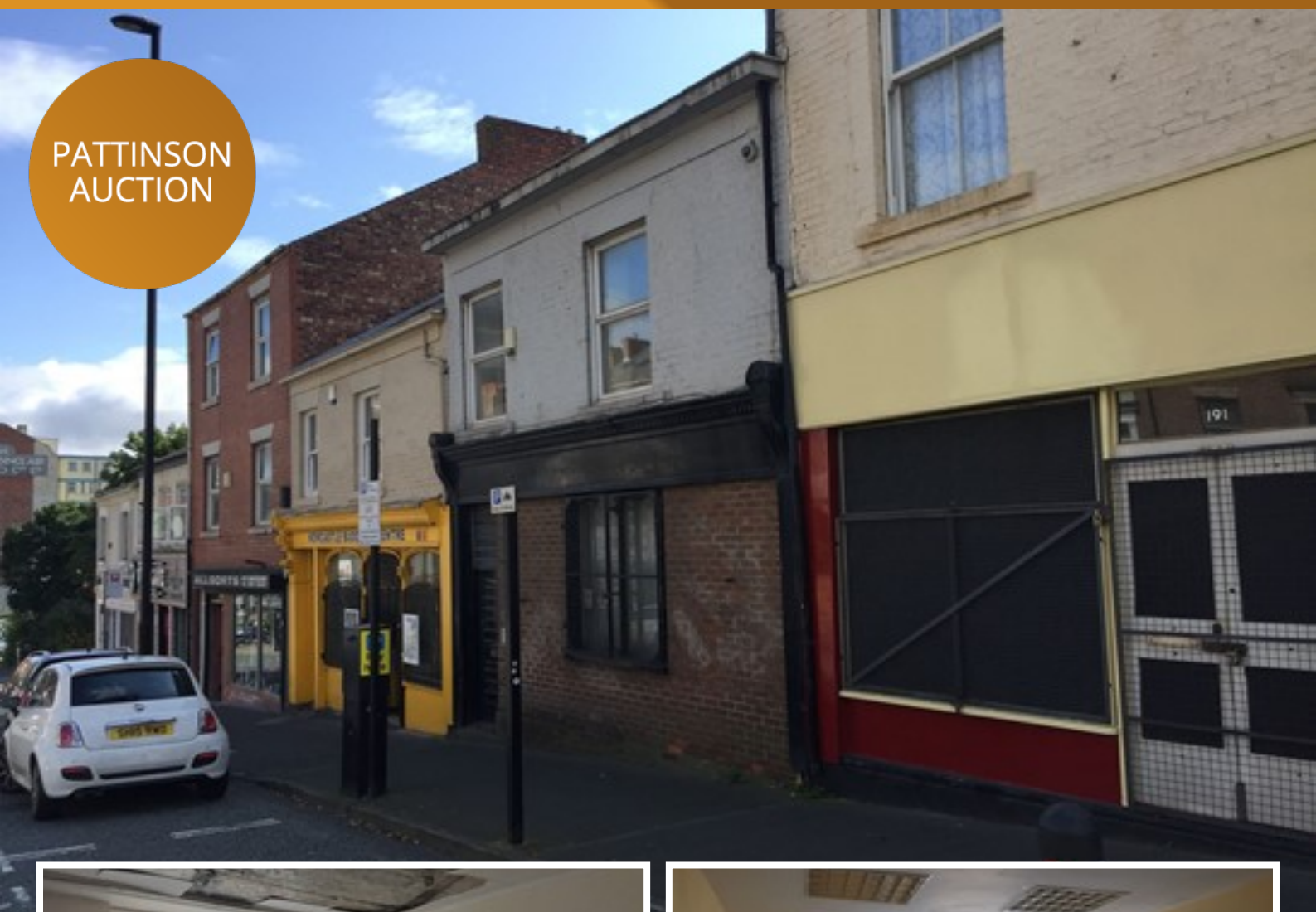
offices in NE4

Westgate Road, Newcastle upon Tyne
Tyne and Wear, NE4 6AA

£170,000 Starting Bid

- ✓ Freehold Two Storey Terraced Property
- ✓ Retail & Office Accommodation (STPP)
- ✓ NIA 110.76sqm (1,192sqft)
- ✓ Excellent Established Location
- ✓ Great development potential (STPP)
- ✓ Close to Newcastle Helix

PATTINSON
AUCTION



Summary

- Property Type: Offices - Parking: Allocated Price: £170,000

Description

FOR SALE BY AUCTION: auction to be held at 5pm on 30th October 2019 at Kingston Park Rugby Club. Terms and conditions apply.

We are pleased to offer to auction this two storey terraced commercial property, very conveniently located along the popular Westgate Road, on the outskirts of Newcastle city centre. Formerly used as a taxi office, the property could be suitable for a wide variety of uses (subject to planning), comprising various retail/office use rooms and measuring an NIA of approximately 110.76sqm (1,192sqft). A pre-planning application has been submitted for change of use to formal office use, which has confirmed the proposal would be acceptable in principle. The property benefits from both gas and electric, plus a yard to the rear.

Location

The subject property is located within an established commercial area on Westgate Road, Newcastle, provided with reasonable access to services and facilities. Westgate Road is a main arterial road into Newcastle city centre.

The property is situated just a minutes walk from the 9.7 hectare Newcastle Helix site. Newcastle Helix is the UK's biggest urban development of its kind outside of London, combining commercial and residential space with first-class research and education facilities. It is being delivered through a public and private sector partnership between Newcastle City Council, Newcastle University and Legal & General.

Newcastle Helix is a landmark location for science, technology, business, living and leisure. It is already home to The Core, a seven-floor building where digital and innovation-led SMEs are based and The Biosphere, a lab facility tailored for life science companies. Construction is also well underway for a new £29m Teaching and Learning Centre and a £50m building that will house three national centres – the National Innovation Centre for Ageing, National Innovation Centre for Data and the National Institute for Health Research Innovation Observatory. Work has also started on The Lumen, a new 109,000 sq. ft. office building aimed at scientific and tech businesses part of an initial investment of £65m by Legal & General.

Accommodation

GROUND FLOOR

Hallway leading to variety of retail/office rooms, plus W.C. facilities.

FIRST FLOOR

Variety of office space and W.C. facilities.

NIA approximately 110.76sqm (1,192sqft)

Tenure

Freehold. Title number TY208744.

Rateable Value

The adopted rateable value is £8,600 as of 1st April 2017.
Sourced from VOA.

EPC

Available upon request (rating D).

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.



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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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