

retail in NE4

Scotswood Road, Newcastle upon Tyne
Tyne and Wear, NE4 7JB

£225,000 Starting Bid

- ✓ Two storey, three floor property
- ✓ A1 retail with storage space
- ✓ NIA 266.69sqm (2,871sqft)
- ✓ Great potential for development
- ✓ Large window frontage with shutter
- ✓ Freehold title



PATTINSON
AUCTION



Summary

- Property Type: Retail - Parking: Allocated Price: £225,000

Description

FOR SALE BY AUCTION: auction to be held at 5pm on 28th February 2019 at Kingston Park Rugby Club. Terms and conditions apply.

We are pleased to offer to auction this substantial two storey, three floor property, excellently located along the city centre end of Scotswood Road, Newcastle upon Tyne, next to the Centre for Life. The property has a net internal area measuring 267sqm, spanning over ground floor, first floor and basement, which has access to a loading bay with roller shutters. The property benefits from central heating throughout, large ground floor window frontage and roller shutters to the front. The property offers enormous potential and could be suitable for a variety of uses or development, subject to obtaining the relevant planning permission.

Location

The subject property is located at the Newcastle city centre end of Scotswood Road, just off Marlborough Road and near to the Metro Radio Arena, the Redheugh Bridge, Centre For Life and Newcastle College campus. The location is made up of many established businesses and is a major route from the west into Newcastle city centre. As such, the location would suit a variety of businesses who would benefit from good access to the site and significant potential passing trade.

Accommodation

GROUND FLOOR

Main sales area: 87.39sqm

Back room: 22.81sqm

BASEMENT

Storage with loading bay door: 61.74sqm

FIRST FLOOR

Room one: 78.72sqm

Room two: 16.03sqm

NIA 266.69sqm (2,871sqft)

Tenure

Freehold. Title number TY83971.

Rateable Value

The adopted rateable value is £10,500 as of 1st April 2017.

Sourced from VOA.

EPC

We currently await a copy of the Energy Performance Certificate.

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.



Scotswood Road, Newcastle upon Tyne, Tyne and Wear, NE4 7JB

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,
www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.