

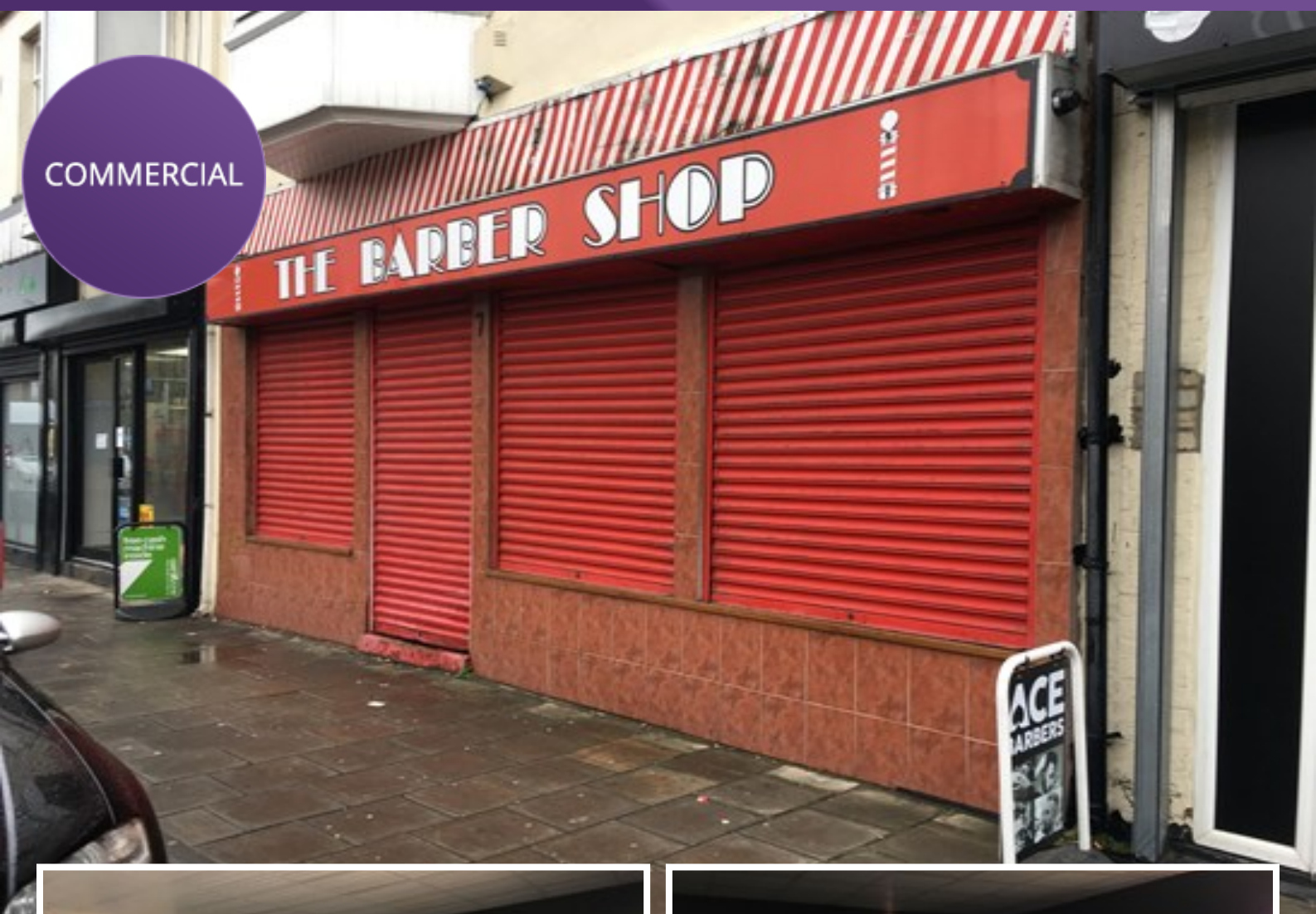
retail in NE10

Coxon Terrace, Felling, Gateshead
Tyne and Wear, NE10 0AQ

£65,000

- ✓ Tenanted Investment
- ✓ Ground Floor Retail
- ✓ Basement Storage
- ✓ Freehold Title

COMMERCIAL



Summary

- Property Type: Retail - Parking: On Street Price: £65,000

Description

The subject property is a sub divided ground floor retail unit with basement storage, to be sold as tenanted investment it is ideal investment opportunity.

Location

The subject properties are located within Coxon Terrace, forming part of Sunderland Road in Felling Gateshead. The location is an established area east of Gateshead centre provided a reasonable level of services and facilities.

Accommodation

Ground floor consists of main retail sales area and commercial kitchen area.
Basement consist of storage.
NIA approximately 76.5sqm (823.4sqft).

Tenure

Freehold. Title number TY123244.

Lease Details

We are verbally advised that the premises is to be sold as a tenanted investment. Details are as follows:
10 year lease (July 2015 commencement date)
FRI
Upwards only Rent Review every 2 years
Rent: £100 per week (£5,200 per annum)
A1 use class.

Rateable Value

The adopted rateable value is £2,950 as of 01 APRIL 2010.
Sourced from VOA.

EPC

We await a copy of the Energy Performance Certificate.

VAT

We are advised that VAT is not payable on this transaction.

Additional Information

For further information please contact our office direct on 0191-425-1507, 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.



Coxon Terrace, Felling, Gateshead, Tyne and Wear, NE10 0AQ

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

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