

FOR SALE

Former Tyne & Wear Fire Service Premises
Saltmeadows Road, Gateshead, NE8 3AH



Former vehicle workshop and secure yard
2,170m² (23,356 sq ft)

- Popular location only 1 mile east of Gateshead town centre
- In need of modernisation
- Two storey office and welfare block
- Main workshop incorporates vehicle inspection pits
- Large securely fenced yard
- Ground lease for sale
- Offers in the region of £350,000 subject to contract

SITUATION

The property occupies a prominent location at the junction of Saltmeadows Road and Albany Road on the popular and well established East Gateshead Industrial Estate which lies immediately to the east of Gateshead town centre and is easily accessible from the A184 Felling By Pass.

Please refer to the attached plans for further directions.

DESCRIPTION

The property comprises a detached industrial building most recently used by the Fire Service as a vehicle maintenance facility. It is of steel framed construction with cavity brickwork and profile steel cladding to the external elevations and a northlight roof which has an insulated corrugated asbestos cement sheet covering with glazed rooflights.

The workshop area has concrete floors throughout and an internal clear height of 3.68m. The building has been adapted for vehicle maintenance purposes with the introduction of a series of vehicle inspection pits in the floor and three vehicle access doors leading to the main service yard on the west. There are further loading doors to the north and east elevations as well as a small mezzanine area constructed within the workshop.

To the front of the workshop is a two storey office and ancillary block which is also of cavity brick construction under a flat mineral felt covered roof. It provides welfare space at both levels and a series of general and private offices although has not been occupied for some time and is in need of renovation.

Externally there is a perimeter roadway to the southern, eastern and northern boundaries of the property which provides parking and some vehicle circulation with the main service yard being on the west side of the property via a shared access road. The main service yard has a high security Hercules fence with gated access and cacti rollers to the top. There is also an area outside the fenced yard which has historically been used for HGV and car parking.

SERVICES

The property appears to benefit from all mains services including a three phase electricity supply.

Whilst there are heating systems within both the office and workshop space, they are of a considerable age and unlikely to be operable.

Lighting to both the workshop and office space is by fluorescent strips.

ACCOMMODATION

The property provides the following accommodation measured on a Gross Internal basis:

Description	m ²	sq ft
Ground Floor Offices / WCs	164.7	1,773
First Floor Offices / WCs	163.5	1,760
Main Workshop	1,841.6	19,823
	2,170	23,356

Site Area: 0.528 HA (1.3 acres)

RATING

The property is currently assessed at Rateable Value £54,500 and the rates payable for 2018/19 are £26,869.

ENERGY PERFORMANCE

The property has an Energy Performance asset rating of D93.

TENURE

The property is held by way of a 99 year ground lease commencing 1 April 1986 at a current passing rental of £12,200 per annum which is subject to 5 yearly rent review.

The freeholders Gateshead Council have indicated that they may be willing to consider extending the lease term to 125 years subject to agreement of satisfactory terms.

PRICE

Offers are sought in the region of £350,000 for the benefit of our clients long leasehold interest.

VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

Strictly by appointment through Knight Frank.

Particulars – February 2018 (updated May 2019)
Images – January 2018



For further details please contact:



SIMON HAGGIE
0191 5945009 or 07798 570603
Simon.haggie@knightfrank.com

Subject to Contract

MARK PROUDLOCK
0191 5945019 or 07766 968891
Mark.proudlock@knightfrank.com

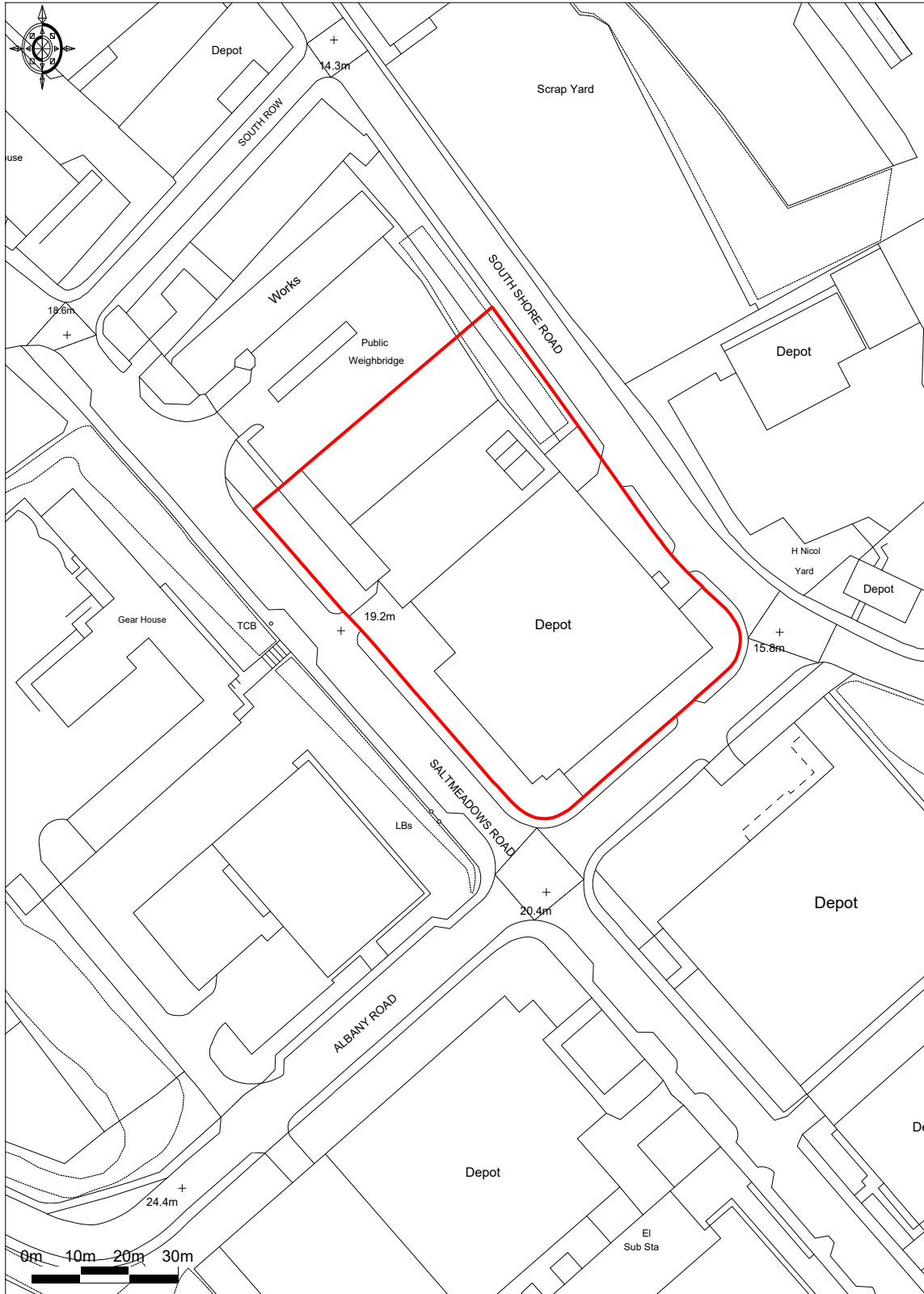
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Tyne & Wear Fire Service Stores
Saltmeadows Road
Gateshead



**Tyne & Wear Fire Service Stores,
Saltmeadows Road,
Gateshead**



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Fire Service Stores, Saltmeadows Rd - plan

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