

Industrial Premises For Sale

7 Mowbray Road, Forest Hall, Newcastle upon Tyne, NE12 9BJ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Detached workshop premises
- Total size of 87.7m² (944ft²)
- Additional mezzanine level

- Awaiting EPC Rating
- Vehicular access
- May be suitable for a variety of uses STPP

Guide price of £95,000

LOCATION

The subject property is located on Mowbray Road in Forest Hall, Newcastle upon Tyne. Mowbray Road links with Forest Hall Road and in turn Station Road and A191 to the south and Great Lime Road to the north. The property is situated 1.5 miles east of the A189 and 2 miles west of the A19.

The property is situated within a mixed use location, being surrounded by local housing estates as well as local businesses including New Tung Wah, Zazu Hair Design, Tan4u, Cycleogical and Forest Hall Carpets.

The property is accessible by public transport links with bus stops located on Forest Hall Road and the nearest Metro Station is Benton, 0.8 miles to the south.

DESCRIPTION

The subject property comprises detached industrial premises which is arranged over ground floor. The property provides open plan accommodation benefitting from solid concrete flooring, 3 phase electricity and fluorescent strip lighting.

The property is accessed by a large double garage door with a separate pedestrian access door. An additional first floor mezzanine level provides an office, kitchen and WC facilities.

The property may be suitable for a variety of uses STPP.

ACCOMMODATION

Ground floor	81.0m ²	872ft ²
Mezzanine	6.7m ²	72ft ²
Total	87.7m²	944ft²

EPC RATING

Awaiting EPC Rating.

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Workshop and Premises	£3,550	£1,743.05

We are advised that the rateable value of the premises as at 1 April 2017 is £3,550 and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.1p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The freehold of the property is available with a guide price of £95,000 (Ninety Five Thousand Pounds).

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 Nicholas Bramwell at Bradley Hall.

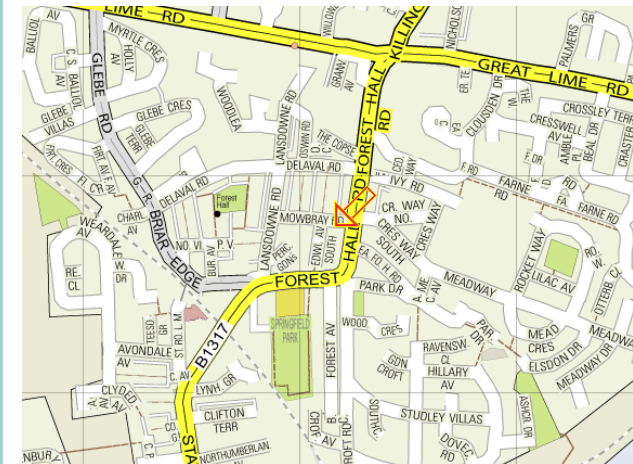
Tel: 0191 232 8080
Email: nicholas.bramwell@bradleyhall.co.uk

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



Bus stops located on Forest Hall Road



0.8 miles from Benton Metro Station



1 mile from A191
 1.5 miles from A189
 2 miles from A19



10 miles from Newcastle International Airport