



FOR SALE

Residential Conversion Opportunity

**Derwent House
Washington
Tyne and wear
NE38 7ST**

- Offers in the region of £650,000 subject to contract
- 2 and 3 bedroom apartments

Location

Washington is located 6 miles west of Sunderland and 4 miles south east of Gateshead. The town benefits from being immediately adjacent to the A1.

The property is in a purpose built office campus in the very heart of the Town Centre of Washington and is well serviced by public and private transport links and is within walking distance of the Galleries Shopping Centre.

Description

The property is arranged on ground and four upper floors to provide a purpose built office building with male and female toilets on each floor and two passenger lifts serving all floors.

Externally the property benefits from 37 car parking spaces. The site is bound by Washington Highway to the west and south.

Planning

Planning permission has been granted for a residential development of 42 apartments, ranging in size from two to three bedrooms. Reference No: 17/00087/PCJ. The date of the decision was March 2017.

Any interested parties should contact Sunderland City Council for further information.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Income

Further details upon request.

Accommodation

The approximate areas and dimensions are as follows:-

Description	Sq M	Sq Ft
Ground Floor NIA	406	4,368
First Floor	517	5,565
Second Floor	517	5,565
Third Floor	517	5,565
Fourth Floor	517	5,565
Total	2,474	26,628

Offers

Offers are invited in the region of £650,000, subject to contract for the clients freehold interest.

VAT

All figures are deemed exclusive of VAT.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Derwent House
Washington

Viewings & Further Information

Strictly by prior appointment with the agents:

Contact: Robert Patterson
Tel No: 0191 269 0105
Email: robert.patterson@sw.co.uk

Contact: Charlotte Marshall
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