

Residential Development / Guesthouse Opportunity

REF: NE1522

Former Bede Guesthouse, 8 St. Georges Terrace, Sunderland, SR6 9LX



- Former Guesthouse suitable for Residential.
- Extensive 3 storey property.
- Pleasant street close to seafront.
- Up to 6 letting bedrooms plus bedsit flat.
- Rare to market opportunity.
- FREEHOLD OFFERS OVER £250,000.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property is located in a prime position within the flourishing suburb of Roker. This former guesthouse sits within a pleasant terrace close to the seafront and the immediate area is enjoying significant investment with new retail and leisure facilities nearby.

Description

The accommodation comprises of an attractive three storey, rendered brick built mid terrace property which formerly traded as a 6 bedroom guesthouse. The business was capable of sleeping up to 16 and in addition to the letting rooms there is a pleasant self-contained 1 bedroom owners flat on the top floor. Externally there is a small front garden and to the rear there is a private yard area with double garage door access and some off street parking. The property is in good order but does require some modernisation.

Accommodation;

Ground Floor

Reception

Bedroom 1 - 15' x 13'4" with en-suite shower and W.C. and could sleep up to 3 people.

Bedroom 2 - 13'8" x 16'2" with en-suite shower and W.C. and could sleep up to 3 people

Dining Room - 17'1" x 10'9"

Kitchen - 8'10" x 11'2"

First Floor

Bedroom 3 - 11'3" x 13'4" double with en-suite shower and W.C.

Bedroom 4 - 17'6" x 13'10" triple with en-suite shower and W.C.

Bedroom 5 - 13'7" x 15'2" family room sleeping up to 4 people with wash hand basin.

Bedroom 6 - 8'5" x 7'2" single room.

2 x W.C.'s

Shower Room

Second Floor attractive self-contained flat with;

Galley Kitchen

Lounge - 16' (max) x 14' (max).

Double Bedroom - 11'2" x 13'.

Bathroom with shower and W.C.

Fixtures & Fittings

The property will be sold with all furniture in situ minus any personal items.



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Services

Gas, electric and water is installed to the property which also has gas central heating and double glazing throughout.

Tenure

The property is available on a Freehold basis for **OFFERS IN EXCESS OF £250,000.**

VAT

All figures quoted exclude VAT if applicable.

Business Rates

The premises are assessed as follows:
Council Tax Band E.

EPC

Rating – TBC

Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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