

REF: NE1751

## Retail / Workshop / Garage For Sale

1 Jubilee Terrace, Crawcrook NE40 4HL



- Retail circa 540 sq.ft. (50 sq.m.)
- Workshop / Garage 400 sq.ft. (36 sqm.)
- Suitable for a variety of uses.
- Pleasant residential area.
- Busy road frontage with parking.
- ASKING PRICE £50,000



### 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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The Watermark  
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## Location

The property is located within a busy terrace close to the junction of Greenside Road with Main Street in the centre of the town. Other tenants in the parade include a Veterinary Practice, Barber Shop and Indian Tandoori.

Crawcrook is an expanding village on the south side of the Tyne Valley approximately 9 miles due west of Newcastle City centre. Access to the rest of the region is excellent with the A1(M) and the A69 being within an easy 15 minute drive.

## Description

Comprises the ground floor and basement of an end-terrace two storey property;

Description	Sq.ft	Sq.m
<b>Ground Floor</b>		
Front Shop	320	30
Back Shop	218	20
Garage / Workshop	400	37
WC	-	-
Basement	36	390

## Tenure

We are verbally informed that the property is Freehold. Interested parties should make their own legal enquiries.

## Services

Water and electric are installed and the premises has the benefit of roller shutters to the front of the property.

## VAT

All figures quoted exclude VAT where applicable.



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## Business Rates

The premises are assessed as follows:

Rateable Value £4,950

Rates free incentives subject to status.

## EPC

Rating - D

## Viewing

Strictly by appointment with this office.

## Money Laundering Regulations

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



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