

REF: NE1990

Vacant Retail Unit & Tenanted Flat

10 & 12 Merton Road, Ponteland, Newcastle upon Tyne NE43 7JP



- Ground Floor circa 950 sq.ft. (88 sq.m.)
- Separate 2 bed flat above.
- Flat generating £400 per month.
- Sought after residential area.
- Shop suitable for a variety of uses.
- FREEHOLD OFFERS OVER £400,000



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 within the main shopping centre of Ponteland. This is an affluent village to the North East of Newcastle with an excellent infrastructure and good quality residential housing.

Nearby occupiers to the subject property include One Stop and the Post Office. There is extensive free disc parking nearby and other occupiers in the village include Waitrose, Sainsburys plus numerous independent bars and restaurants.

Description

Comprises a two storey property of part rendered brick construction with a flat roof over. The property forms part of a busy shopping parade and traded as a butcher for many years. It would be suitable for a variety of uses, subject to any required planning permission.

The separate flat has ground floor street access and is in good order with gas central heating and double glazing is installed.

Accommodation

Measurements taken from the VOA (Valuation Office Agency) website;

Ground Floor

Retail Area	520 sq.ft. (48.5 sq.m.)
Office	183 sq.ft. (17 sq.m.)
Rear Store	242 sq.ft. (22.5 sq.m.)
W.C.	

First Floor Flat

Lounge
Kitchen
Bedroom 1
Bedroom 2
Bathroom

External

Garage within a block to the rear.



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Business Rates

The premises are assessed as follows:

Rateable Value £13,500

Rates incentives available subject to status.

Freehold

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

Occupational Leases

The flat is let at £400 per calendar month and the shop is currently empty.

EPC

Shop Rating tbc.

Flat Rating E

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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