

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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REF: NE2005



North East Commercial
Property & Business Agents

FOR SALE BE AUCTION 30.4.24

FORMER PUB / DEVELOPMENT OPPORTUNITY

Former "Duke of Cumberland",
Sunderland Road, Felling NE10 0NS



- Substantial detached 2 storey former Pub.
- Ground Floor circa 170 sq.m. (1,800 sq.ft.).
- First Floor currently a large, separate 3 bed flat.
- Highly visible main road location.
- Former car park / land to side.
- Total site area circa 0.22 acres.
- Suitable for residential conversion.
- FREEHOLD GUIDE PRICE £190,000 plus VAT.

0191 487 8566

www.northeastcommercial.co.uk

Location

The property is located on Sunderland Road which is the main road running from Gateshead through Felling towards Heworth.

The property sits at a busy junction in what is a mixed - use area which includes residential, commercial and office accommodation. The property would be suitable for other hospitality or commercial uses and the owner has also had plans prepared for a residential scheme on the site.

Description

The opportunity comprises an extensive detached two storey stone built property on an extensive site.

Accommodation;

Basement
Cellar

Ground Floor

Main Pub Area circa 1,420 sq.ft. (132 sq.m.)

Gents Toilets

Ladies Toilets

First Floor (with both internal and external access).

Lounge

Kitchen

3 x Double Bedrooms

Bathroom

External

Rear Yard / Beer Garden Area

Car Park currently hardstanding

Services

Electricity, Water and Gas are installed.

Rates

The premises are assessed as follows:

Rateable Value £2,600

Rates free incentives subject to status.

Tenure

We are verbally informed that the premises are available on a Freehold basis. Interested parties should seek legal confirmation of this.



EPC

Rating - C.

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 the source of income.

DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 plus VAT (total £2,400) Auction Administration Fee.

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