

### Investment Property

REF: NE2024

Former Ryton Hotel, Lane Head, Ryton NE40 3HF



- 3 ground floor units and 3 luxury flats.
- Located in the heart of the village centre.
- Fully let on FRI terms.
- Current rental income £47,800 per annum.
- Designated parking for flats.
- FREEHOLD £625,000 + VAT proportion.



#### 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

**0191 487 8566**  
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4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

## Background

This is an investment property comprising three separate retail elements with three modern two bedroom flats above. The property has dual frontage onto Dean Terrace and Lane Head in the heart of the village centre.

The property previously traded as Ryton Hotel before being converted to a high standard in 2020.

## Description

A two-storey detached property of traditional red brick construction, part rendered with a pitched roof over.

### Unit 1 Lane Head

A ground floor retail unit trading as a Hair Salon occupied by Elizabeth Graham.  
Rateable Value £2,900

### Unit 2 Lane Head

A ground floor retail unit trading as a coffee shop and occupied by YFH Ltd.  
Rateable Value £2,850

### Unit 3 Lane Head

A ground floor retail unit used as an aesthetics clinic and occupied by Aileen Bush.  
Rateable Value £2,950

## Residential Accommodation

**1 Lane Head Apartments** (circa 69 sq.m.).  
Comprises a luxury 2 bed flat.

**2 Lane Head Apartments** (circa 75 sq.m.).  
Comprises a luxury 2 bed flat.

**3 Lane Head Apartments** (circa 65 sq.m.).  
Comprises a luxury 2 bed flat.

## External

**Car Park** 1 designated space per flat.

## Legal Costs

Each party to be responsible for their own legal costs in the transaction.

## VAT

VAT will be payable on the commercial element.

## 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.

Property	Rent	Lease Date	Lease Term	Rent Review	Break Clause	EPC rating
Unit 1	£7,500 p.a.	21/5/2021	5 years FRI	n/a	n/a	C
Unit 2	£7,500 p.a.	21/5/2021	5 years FRI	n/a	n/a	C
Unit 3	£8,500 p.a.	21/5/2021	5 years FRI	n/a	n/a	C
Apartment 1	£8,100 p.a.	AST	12 months	n/a	n/a	B
Apartment 2	£8,100 p.a.	AST	12 months	n/a	n/a	C
Apartment 3	£8,100 p.a.	AST	12 months	n/a	n/a	C



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