

REF: NE2052

Shop & Separate Maisonette For Sale

30 & 30a Main Street, Crawcrook NE40 4NB



- Retail Unit circa 325 sq.ft. (30 sq.m.)
- Recently refurbished throughout.
- Immaculate 2 bed maisonette above.
- Expanding residential village.
- Rear access with 1x parking space.
- FREEHOLD OFFERS OVER £155,000.



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

0191 487 8566
www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property is located on the main road in the centre of the town. The property is a modern semi-detached building and forms part of a larger terrace with nearby tenants that include a Co-op Supermarket plus other quality independents.

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

A modern semi-detached property which comprises a ground floor retail unit with separate front and rear access which has been refurbished to include new flooring, electrics and toiletware.

The living space has been decorated and recarpeted throughout with a new kitchen and bathroom installed. The flat can be accessed from both the front and rear and is configured to provide living spaces on the first floor with the two bedrooms above. The property is in excellent condition overall and has not been occupied since the refurbishment.

Services

Water, gas and electric are installed to the site and the retail unit has the benefit of roller shutters to the front of the property and there are new alarms in both the retail and residential spaces. The flat has gas heating and double glazing throughout.

Ground Floor

Retail Unit 325 sq.ft. (30 sq.m.)
W.C.

Living Accommodation with independent access.

First Floor

Lounge
Kitchen
Bathroom
Top Floor
Bedroom 1
Bedroom 2
External

1x car parking space at the rear.



Business Rates

The premises are assessed as follows:
Rateable Value £4,100
Rates free incentives subject to status.

Council Tax

Band A

EPC

Rating B.

Tenure

We are verbally informed the title is Freehold.

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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