

REF: NE1990

## Vacant Retail Unit & Tenanted Flat

10 & 12 Merton Road, Ponteland, Newcastle upon Tyne NE20 9PY



- Ground Floor circa 950 sq.ft. (88 sq.m.)
- Separate 2 bed flat above.
- Flat generating £400 per month.
- Sought after residential area.
- Shop available to let at £20,000 p.a.
- 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**

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

**First Floor Flat**

- Lounge
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom

**External**

**Garage** within a block to the rear.

**Occupational Leases**

The flat is let at £400 per calendar month.



**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 enquiries.

**Leasehold Option**

The retail unit is available on a new FRI lease at £20,000 per annum. Full terms to be agreed and the ingoing tenant will be responsible for the landlord's reasonable legal costs in the lease preparation.

**EPC**

Shop Rating C.  
 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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