

REF: NE2001

Vacant Vets with Tenanted Flat

24 & 24a Hawkeys Lane, North Shields NE29 0RF



- Ground Floor circa 850 sq.ft. (79 sq.m.)
- Separate 1 bed flat above.
- Flat generating £450 per month.
- Sought after residential area.
- Ground floor suitable for other uses.
- FREEHOLD OFFERS OVER £175,000



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 on one of the main roads running through the west side of North Shields up towards Preston Village and the A1058 Coast Road. This part of North Shield is predominantly residential and comprises a mixture of housing.

There is not a lot of commercial or retail space on this part of Hawkeys Lane but nearby occupiers include an NHS health hub and an ALDI store.

Description

Comprises a two storey property of traditional brick construction with a pitched roof over. The property operated as a vets for many years but would be suitable for a variety of uses, subject to any required planning permission.

The unit has a return frontage and there is gas fired central heating installed plus wall mounted air con units. The garage can be accessed internally from the back of the ground floor space and there is ample free street parking nearby.

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

Accommodation

Ground Floor

Front Shop	400 sq.ft. (37 sq.m.)
Rear Office / Store	160 sq.ft. (15 sq.m.)
Kitchen	70 sq.ft. (7 sq.m.)
W.C.	
Garage	195 sq.ft (18 sq.m.)

First Floor Flat (with separate street access).

Lounge
Kitchen
Bedroom 1
Bathroom



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Business Rates

The premises are assessed as follows:

Rateable Value £5,400

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 £450 per calendar month and the shop is currently empty.

EPC

Shop Rating E.

Flat Rating D

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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