

Block of 2 Shops plus 1 Maisonette For Sale

197 - 199, 201 High Street & 1a Woodbine Road,
Gosforth, Newcastle upon Tyne NE3 1HE / NE3 1DD

REF: NE2089



- Portfolio of 2 Shops and 1 Maisonette.
- Current rental income £44,100 per annum.
- 3 individual properties.
- Immaculate 4 bed maisonette.
- Mixture of commercial and residential.
- FREEHOLD OFFERS OVER £550,000.



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

This is a portfolio of three properties with three separate addresses and tenants in both of the retail units. The properties are located on High Street, close to the junction with Salters Road and Station Road, within the main retail area serving Gosforth.

Gosforth is an extremely popular and sought after residential suburb of Newcastle and this block is located within the shopping area that comprises a healthy mix of independent and national traders.

Description

The portfolio comprises;

197 - 199 High Street

A ground floor retail unit (52 sq.m.) occupied by an Italian Café.

201 High Street

A ground floor retail unit (34 sq.m.) with return frontage and trading as a Jeweller.

1a Woodbine Road

An upper maisonette with potential for up to 4 bedrooms and which is in excellent condition throughout.

Access to the flat is from Woodbine Road through a small, secluded garden with a patio and seating area. There is another access from the rear of the flat through a shared ground floor yard.

Legal Costs

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

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	R.V.	EPC rating
197 - 199 High Street	£15,000 p.a.	28/4/2022	10 years FRI	At the 5 th anniversary	At the 5 th anniversary	£15,000	B
201 High Street	£18,000 p.a.	12/12/2024	7 years FRI	At the 5 th anniversary	At the 5 th anniversary	£16,000	D
1a Woodbine Road	£11,100 p.a.	1/5/2024	2 years	n/a	n/a	Band A	E



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