

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF:

NE1681 / RF



North East Commercial  
Property & Business Agents

## GROUND FLOOR RETAIL UNIT

7 Southend, Cleadon Village,  
South Tyneside SR6 7TF



- Former newsagent's and convenience store.
- Ground Floor property with return frontage.
- Includes forecourt area.
- Suitable for a variety of uses.
- Ample on street parking.
- FREEHOLD OFFERS OVER £100,000.

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Sales Particulars

### Location:

This property forms part of a small suburban shopping area at the entrance to a pleasant residential estate on the outskirts of Cleadon Village.

This is an affluent area, popular with a broad range of residents and there is good access to the rest of the region via road and public transport. There is the significant benefit of a Metro Station at nearby East Boldon and this links with both Newcastle and Sunderland.

### Description:

This is a ground floor lock up retail unit which has traded as a newsagent business for a number of decades. The current owners are now looking to retire and the shop could be suitable for a range of other retail or service uses, subject to any required consents.

This is a rare opportunity to acquire a property within this locality and therefore an early viewing would be recommended.

### Premises:

Comprising a ground floor lock up unit.

### Ground Floor

**Sales Area**                    circa 350 sq.ft. (33 sq.m)  
**Office / Store**                circa 160 sq.ft. (15 sq.m.)  
**W.C.**

### EPC:

Rating – C

### 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



### Freehold

The property is available at an asking price of **OFFERS OVER £100,000.**

### Rates:

The premises are assessed as follows:

Rateable Value    £2,400

Rates free incentives subject to individual status.

### 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.

### Viewing

Strictly by appointment with this office.