



Longsands Lodge,
25 Percy Park Road, Tynemouth NE30 4LX

SUMMARY

- Spacious first & second floor apartment.
- 5 letting bedrooms.
- Up to 10 bed spaces.
- Prime coastal location.
- Large communal Lounge.
- Kitchen & Diner space.
- Off street parking.
- ASKING PRICE £675,000.

Introduction

Longsands Lodge provides high quality holiday letting accommodation in the heart one of the most exclusive coastal villages in the North East.

This property lends itself to both family and group trips with spacious bedrooms, set up as twins and doubles, plus large communal living areas. The venue is within easy walking distance of the seafront and amenities.

Location

This business opportunity is located on Percy Park Road which is one of the main routes running from the village centre down towards the seafront.

Tynemouth is one of the most sought-after residential areas in Tyne & Wear, regularly appearing on the "best places to live" lists but it is also a popular holiday and daytrip destination. The Northumberland Coast can be reached in under half an hour by car and would include Alnmouth with Craster and Bamburgh beyond.

This part of the region is easily accessible by car via the A19 and A1 plus a Metro station which links directly with Newcastle Central Station and Newcastle International Airport.

Description

This three-storey building is accessed via a private courtyard access with its own front door which opens into a foyer with a storage area for bikes, golf clubs etc.

Access to the upper floors is via stairs which leads into a spacious landing with an original stained-glass window providing natural light.

The first floor provides a generous sitting room with cast iron fireplace, a kitchen and dining space and two bedrooms, one of which is en-suite. There is also a separate W.C on this level.

On the second floor there are another three double bedrooms, one of which has en-suite facilities, plus a modern, recently installed family bathroom. Each bedroom has a TV, tea & coffee making facilities.

Business

This is a popular venue delivering good levels of return when occupied. However, the seller's other business commitments have prevented them from concentrating fully on marketing and promotion and there is scope to increase the levels of occupancy throughout the year. Motivated new owners, who possibly have other similar assets, could drive additional custom to this venue.



Accommodation

Ground Floor Foyer / Storage Area

First Floor Landing Lounge Kitchen & Diner Bedroom 1 Bedroom 2 W.C.

double
double en-suite

Second Floor Bedroom 3 Bedroom 4 Bedroom 5 Bathroom

double en-suite
double
double

External Private Courtyard

Tariffs

Only a letting of the whole property is available with a minimum stay of 2 nights required. The lowest price for 2 nights is £800, rising to £1,500 during the peak periods..

Services

There is mains water, gas and electricity into the property. Gas central heating is installed.

Council Tax

Band B.

Tenure

The property is held on a 999 year lease dated 1st October 2008. Full details on application.

Asking Price

Offers in the region of £675,000 are sought for the goodwill, fixtures, fittings and freehold interest.

EPC

Rating D

Website

www.longsandslodge.co.uk

Agents Contact Information

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Money Laundering

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.

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