Retail / Offices with House

North East Commercial
Property & Business Agents

Retail / Office Unit plus House For Sale

REF: NE2216

3 & 3a Wesley Street, Low Fell, Gateshead NE9 5YN



- Commercial space 400 sq.ft. (37 sq.m).
- Immaculate 2 bed living space.
- Forecourt parking.
- Pleasant residential suburb.
- Secure rear yard with roller shutter.
- ASKING PRICE OFFERS OVER £250,000

RICS

The Property Ombudsman

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

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Location

This mixed-use opportunity is located at the junction of Wesley Street with Kells Lane in the heart of Low Fell, close to a school, public house and busy fish and chip shop. Low Fell is a popular and sought-after residential suburb with an excellent infrastructure. This unit is in a mixed residential and commercial district with ample free on street parking.

Description

The premises form part of a larger terrace of properties which include both commercial and residential accommodation. The ground floor comprises two interconnecting rooms plus a toilet and tea point facility. There is access into the rear yard from the ground floor. The separate living accommodation has a lobby and a bathroom on the ground floor with the refurbished kitchen, lounge and 2 bedrooms on the 1st floor.

Accommodation

Gross Internal Floor areas:

Ground Floor	
Front Retail	230 sq.ft. (21 sq.m.)
Rear Shop	160 sq.ft. (15 sq.m.)
W.C.	
Residential House	
Lobby	
Bathroom	
First Floor	
Lounge	180 sq.ft. (20 sq.m.)
Bedroom 1	150 sq.ft. (14 sq.m.)
Bedroom 2	85 sq.ft. (8 sq.m.)
Kitchen	
External	
Forecourt Parking	with space for 2 cars.
Secure Rear Yard	with roller shutter access.

Services

Water, gas and electricity is installed.



Tenure

We are informed that the title is FREEHOLD. Interested parties should seek legal confirmation.

Business Rates

The premises are assessed as follows:

RATEABLE VALUE	£tbc
Rates free incentives subject to status	
Council Tax Band	tbc

EPC

Rating C.

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.

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