

# INVESTMENT FOR SALE

839 Welbeck Road, Byker,  
Newcastle upon Tyne, NE6 4JP

- Retail/office premises
- Total size of 62.9m<sup>2</sup> (677ft<sup>2</sup>)
- Popular location
- EPC Rating E105
- Arranged over ground and first floors
- May be suitable for a variety of uses

**Guide price of £85,000**

**BradleyHall**



## LOCATION

The subject property is located on Welbeck Road in Byker, Newcastle upon Tyne. The property is situated within a popular residential location and benefits from having amenities and retailers nearby including Welbeck Convenience Stores, St Anthony of Padua Community Centre, Jack Smiths Fish and Chips and Walker Pharmacy.

Byker is a suburb of Newcastle upon Tyne, situated less than 3 miles east of the city centre and approximately 2 miles from Ouseburn and Newcastle Quayside. Shields Road, which is the main shopping and leisure destination in Byker, is just 1.5 miles away and Wallsend High Street is 1 mile away.

The property benefits from good road and public transport links with Walkergate Metro approximately 1 mile away and bus stops located outside of the property. Road links include the A193 and A187 between the North Tyneside Coast and Newcastle city centre which are both less than 1 mile away and the A186 which also provides access into Newcastle city centre, via Ouseburn, is just 0.1 mile away.

## DESCRIPTION

The subject property comprises a mid-terrace building which is arranged over ground and first floor and was previously used as a dental surgery. The ground floor provides an open plan room to the front with suspended ceiling, recess lighting and laminate flooring and there is also a kitchen, which provides access to the rear of the property, where there is a yard.

The first floor comprises three rooms which have carpet tiles, strip fluorescent lighting, double glazed windows and gas central heating, with one room having a built-in storage cupboard. There is also WC facilities on the first floor.

## ACCOMMODATION

We calculate the approximate internal floor areas to be as follows:

Ground floor	35.6m <sup>2</sup>	383ft <sup>2</sup>
First floor	27.3m <sup>2</sup>	294ft <sup>2</sup>
<b>Total</b>	<b>62.9m<sup>2</sup></b>	<b>677ft<sup>2</sup></b>

## EPC RATING

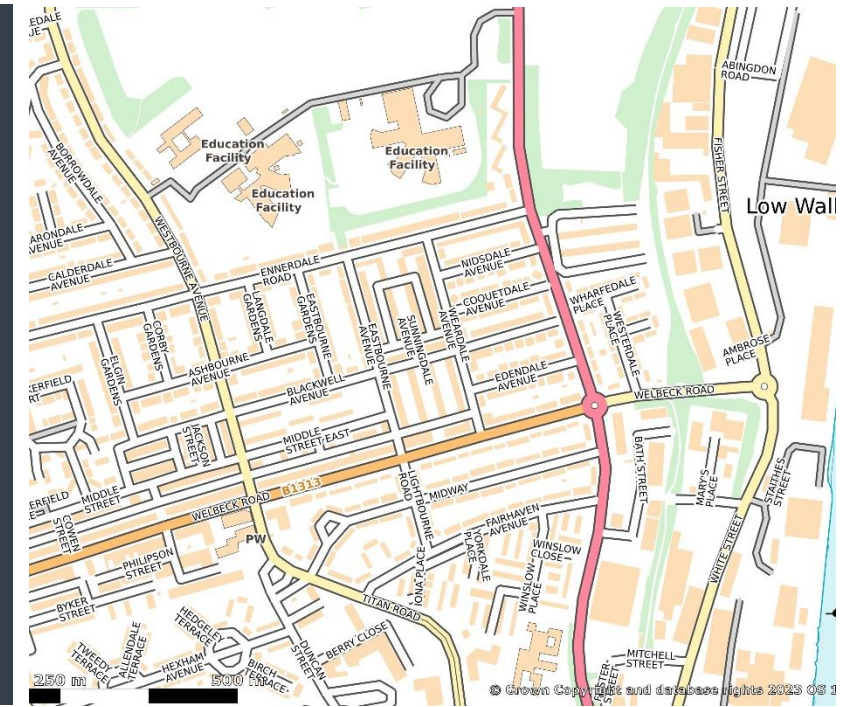
E105



Car parking on street  
1.7 miles from A193  
1.4 miles from A187  
2.2 miles from A1058  
(Coast Road)  
1 mile from  
Walkergate Metro  
Station



1.6 miles from Shields  
Road  
1.6 miles from  
Wallsend



## RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £4,700 and the estimated rates payable for the current year is £2,345.30. This is based on the uniform business rates multiplier of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

## TERMS

The freehold of the property is available with a guide price of £85,000 (Eighty Five Thousand Pounds).

### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



# CONTACT US

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