

retail in NE22

Palace Road, Bedlington
Northumberland, NE22 7DR

£110,000 Starting Bid

- ✓ Two storey mixed property
- ✓ Ground floor A1 off licence
- ✓ Ground floor NIA 95.3sqm (1,026sqft)
- ✓ First floor three bedroom accommodation
- ✓ Tenanted investment
- ✓ Income of £18,200 per annum

PATTINSON
AUCTION



Summary

- Property Type: Retail - Parking: Garage Price: £110,000

Description

FOR SALE BY AUCTION: auction to be held at 5pm on 27th November 2018 at Kingston Park Rugby Club. Terms and conditions apply.

We are pleased to offer to auction this two storey mixed commercial and residential property, prominently located on the corner of Palace Road, Bedlington. The ground floor is an A1 off licence previously used as a Lifestyle Express, and the first floor is a three bedroom residential flat. The property is a great investment opportunity as it is fully tenanted for £18,200 per annum.

Location

The subject site lies on the corners of Palace Road and St John's Road, next to Clayton Snooker Club. The site has plenty of local services and amenities surrounding it including many shops and takeaways. The site has good road links (just around the corner from Station Road which leads directly to the town centre, approximately 1.5 miles away) as well as great public transport links with several different bus stops within a short walking distance.

Accommodation

GROUND FLOOR

Supermarket with storage areas
NIA 95.3sqm (1,026sqft)
Sizing sourced from VOA.

FIRST FLOOR

Residential three bedroom flat.

Lease Details

The full building is currently let to one tenant, for £100PW for the flat and £250PW for the shop, with 15 years remaining on the lease (with a break option for the tenant if under new ownership). The total annual income is £18,200.

Tenure

Long leasehold ending on and including 5 December 2034. Title number ND175765.

Rateable Value

The adopted rateable value is £6,900 as of 1st April 2017.
Sourced from VOA.

EPC

Available upon request.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Palace Road, Bedlington, Northumberland, NE22 7DR

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,
www.pattinson.co.uk**

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