



Former Club Premises For Sale / To Let

FORMEER REX CLUB, BACK HARRATON TERRACE, BIRTLEY, GATESHEAD, DH3 2QF

- Extends 945.70 sq m (10,179 sq ft GIA)
- Ground Floor Area 452 sq m (4,863 sq ft)
- First Floor Area 454 sq m (4,885 sq ft)
- Over 50 Dedicated Car Parking Spaces
- Adjoining Morrisons & Front Street Retail Area
- Would Suit a Variety of Uses (Subject to Consent)
- Close to Chester-le-Street, Washington, Low Fell & Gateshead
- Rental £30,000 pax
- Sale Price £250,000

SITUATION

Birtley is in Gateshead and is situated off the A1(M) approximately 5 miles south of Newcastle. The subject property is located within Back Harraton Terrace, to the rear of Durham Road. It is situated within the main retailing centre for the town with nearby national occupiers including Morrisons, B&M Bargains, William Hill, Greggs, and a variety of local retailers together with the Towns major employer Komatsu.

DESCRIPTION

The subject property comprises a detached unit with extensive car park being a two-storey brick building with a sloping flat roof.

ACCOMMODATION

The unit extends to 945.70 sq m (10,179 sq ft) GIA over ground and first floor.

TERMS

The property is available in whole on new full repairing and insuring lease for a term of years to be agreed at a rent of £30,000 pax.

Alternatively, our client would consider a sale and we are instructed to seek offers of £250,000 for the benefit of their long leasehold interest (further details available on request).

RATING ASSESSMENT

We understand that the premises have several split assessments from rateable values ranging from £2,300 to £12,250. It is however, recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

ENERGY PERFORMANCE

The property has an EPC rating of 124 within Band E.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

VAT

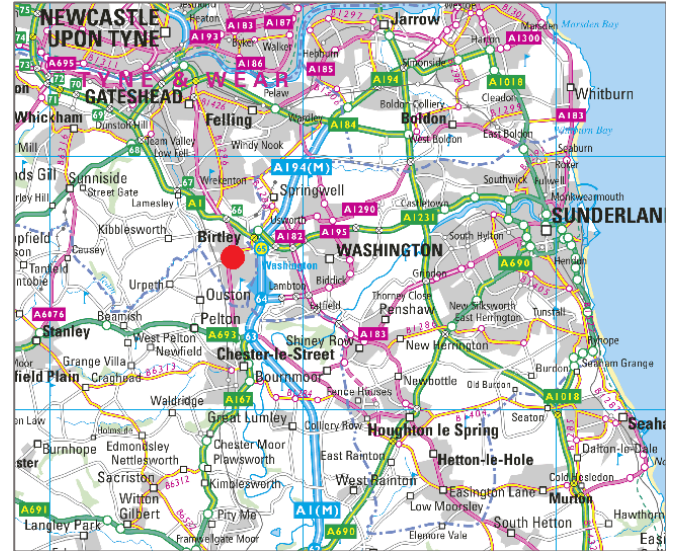
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING

For general enquiries and viewings please contact sole agents Graham S Hall Chartered Surveyors on 0191 731 8660 or email info@grahamshall.com.

LOCATION MAP**AGENTS NOTE**

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 but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property.
- 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.