

FOR SALE

Tyre Spot Depot, 220 Rothbury Terrace,
Heaton, Newcastle upon Tyne, NE6 5DE



Industrial Unit

8,870 ft² (824.15 m²)

- Rarely available
- Vacant possession
- Freehold
- Secure external yard space
- Quoting £420,000 exclusive

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Location

The property is located on Rothbury Terrace in Heaton, approximately 4 miles to the east of Newcastle upon Tyne. The A1058 (Coast Road) is situated to the north of the subject property and provides access into Newcastle City Centre going west and to the coast going east. Rothbury Terrace links to Benfield Road which in turn connects the A193 to the south, with the A1058 to the north. Walkergate and Chillingham Road Metro Stations are both situated close by to the south. The East Coast main railway line runs adjacent to the south-eastern boundary of the property.

Description

The property comprises a tyre fitting depot with ancillary offices and storage, with frontage onto Rothbury Terrace. The building is a brick-built structure with steel roof trusses and timber deck flat roof, set within a secure, gated, tarmac compound fenced with metal palisade fencing. Measured electronically the site has an approximate total area of 0.5 acres, with 0.2 acres of this being set over to compound space.

Internally the property is broadly split into a workshop area, with four manual roller shutter doors each measuring 3.47m (high) x 3.99m (wide). Maximum eaves height in the workshop area is 4.04m. Customer waiting area and offices with a pedestrian entrance from Rothbury Terrace, with stores behind. A further larger tyre storage area with a manual roller shutter to the rear measuring 3.52m (wide) x 2.74m (high) and a larger concertina style door opening onto Rothbury terrace measuring 5.48m (wide) x 3.56m (high). Attached to the

rear of this store area is a small lean-to extension. Lighting throughout is generally provided by fluorescent tubes with W.Cs and a kitchen area also being present. The building has a three-phase electrical supply and we have been advised the property also has a gas supply. Externally ample parking can be provided in the compound area.

Accommodation

The building has the following Gross Internal Area (GIA):

	M ²	Ft ²
Workshop	202.57	2,180
Customer waiting, office and stores	287.48	3,094
Tyre storage	290.22	3,124
Lean-to extension	43.88	472
Total	824.15	8,870

Quoting Price

£420,000 exclusive for the Freehold, with vacant possession.

Rateable Value

The current Rateable Value is £39,250 and the April 2023 value is £42,750.

EPC

F (141).

Utilities

We understand that the property has gas, electricity and water connections. Interested parties are advised to make their own enquiries in this respect.

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Legal Costs

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

Money Laundering

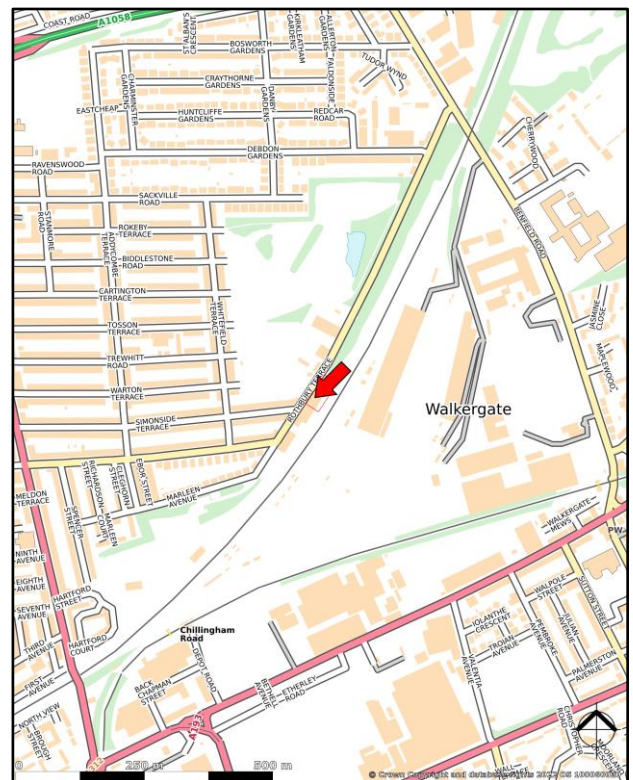
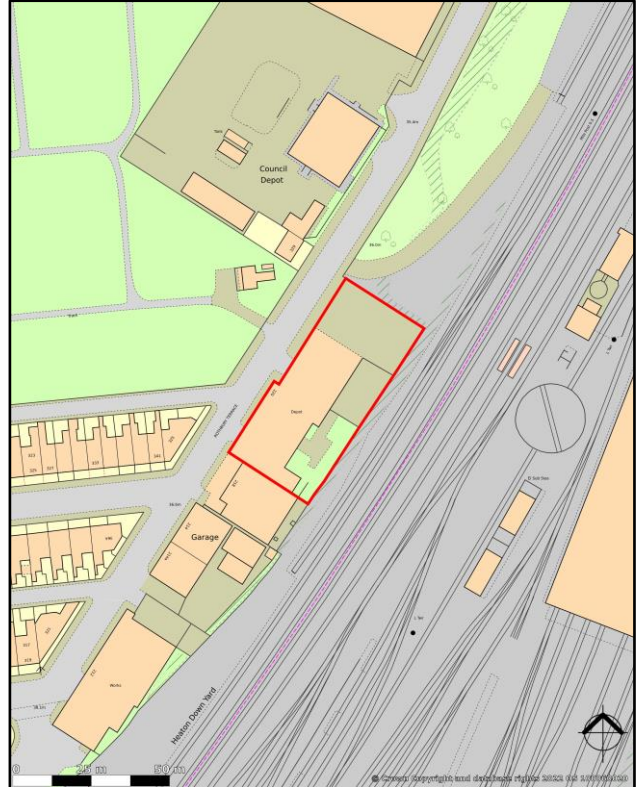
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

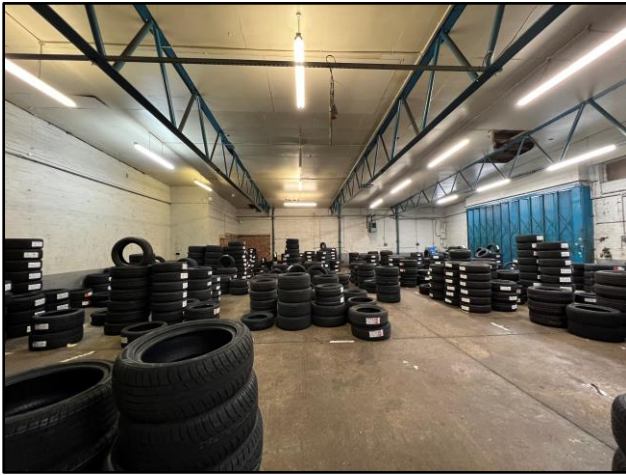
Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.





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