



Medical Centre

6,526 ft² (606.59 m²)

- Suitable for alternative uses subject to planning consent
- Corner site
- 14 car parking spaces
- Close to Wallsend Town Centre and A1058 Coast Road
- Situated within a residential area
- <https://my.matterport.com/show/?m=sA39H1W9rTz>

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FOR SALE

Medical Centre, Portugal Place, Wallsend,
 NE28 6RZ

Location

The property is located on Portugal Place which is a populated residential area of Wallsend. Portugal Place which is situated on the south side of Wallsend High Street between junctions of The Avenue and Border Road. Warwick Road runs parallel on the southern side of Portugal Place and the surrounding occupiers include workshops, a social club as well as Aldi supermarket.

Newcastle City Centre is approximately 4 miles to the west whilst public transport is good with regular bus services running on Wallsend High Street to the coast and Newcastle City Centre. Wallsend Metro Station is a short walk.

Description

The property which was built in the 1980s is a detached brick built property over two floors with pitched tile roof incorporating timber frame double glazed velux roof lights.

Internally the property has a number of rooms incorporating offices, waiting rooms, consultation and examination rooms together with WC facilities. On the first floor there are further offices, break out areas, boardroom and staff facilities. In addition there is a former caretaker flat including additional WC facilities.

The property has a mix of category 2 lighting, LED lighting, has carpets and tiled carpets throughout where the treatment rooms have lino flooring. There is gas central heating throughout and externally there is approximately 14 car parking spaces within an enclosed courtyard with an additional 2 spaces fronting the property.

The site extends to approximately 0.1 hectares (0.24 acres).

Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and has provided the following net internal area:

Medical Centre	M ²	Ft ²
Ground Floor	298.65	3,213
First Floor	258.97	2,786
Pharmacy		
Ground Floor	33.37	359
First Floor	15.60	168
Total Net Internal Area	606.59	6,526

Tenure

The property is held on a freehold basis.

Price

£400,000 for the freehold.

Rateable Value

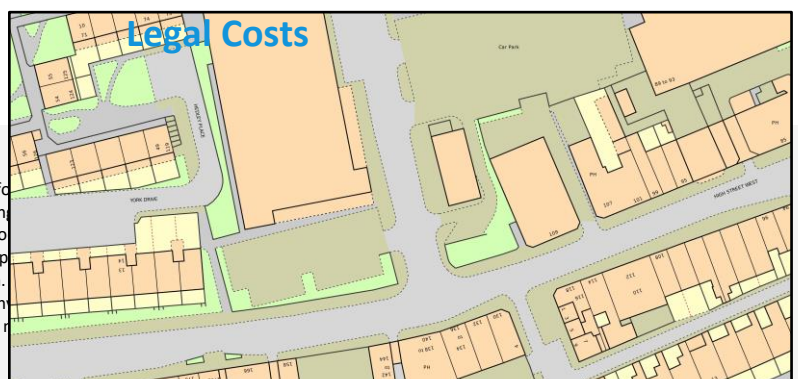
The medical centre has an RV of £21,250 (surgery and premises).

The pharmacy has an RV of £18,250 (shop and premises).

EPC

To be confirmed.

Legal Costs



Each party to be responsible for their own legal and professional fees in the transaction.

Money Laundering

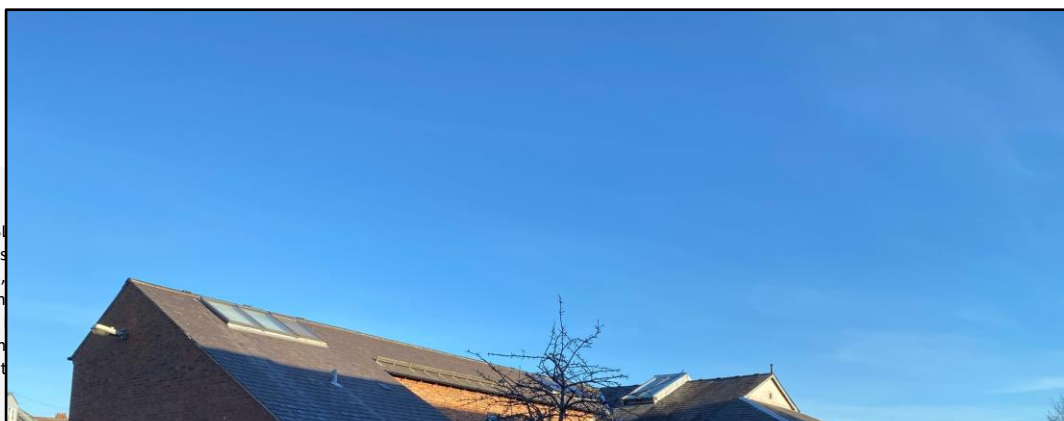
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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.

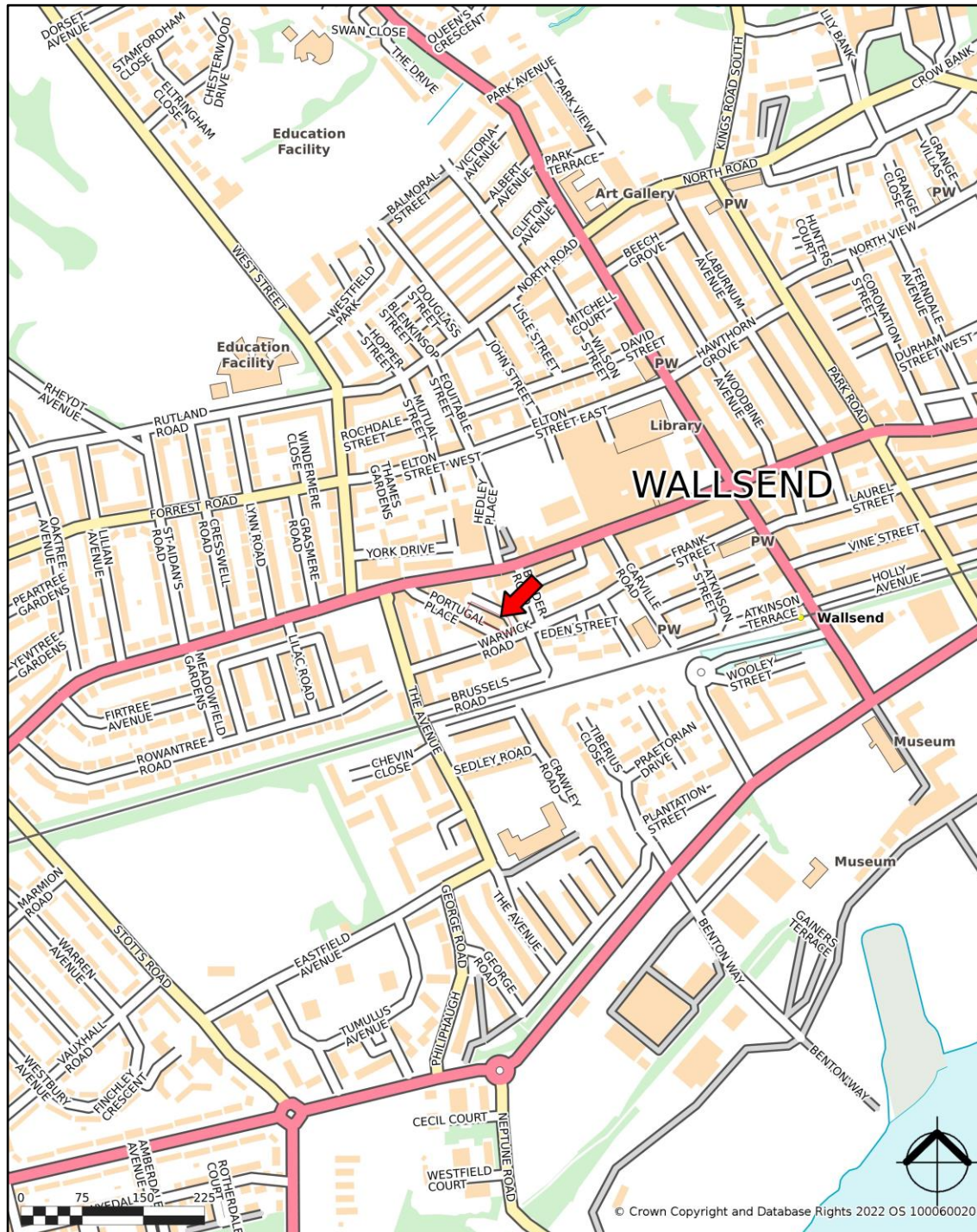
VAT

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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