



FOR SALE

Industrial Development Opportunity

**Former R Brown Windows Premises, Ellison Road, Dunston, Gateshead,
NE11 9SS**

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL

- Circa 0.15 acre site
- Prominent with road frontage
- Good links to City Centre

Location

The site is located on Ellison Road, immediately adjacent to Dunston Train Station.

The A1 is close by which provides excellent links to Newcastle, Gateshead and the wider North East conurbation.

The Metrocentre, the North East's premier out of town shopping destination is also a circa 5 minute drive from the site.

Description

The site is accessed from Ellison Road, is partly fenced and laid with a mixture of tarmac and hardcore. It is relatively level, with run-off down to the railway tracks at the rear. There is a derelict industrial building located on the site of brick and steel frame construction with flat roof, for which our client can offer no warranty of any kind. The property is in a very poor condition and broadly consists of industrial space with pedestrian and roller shutter

access. We have not completed a measured survey of the building but we understand it extends to circa 2,500 sqft.

Utilities

We understand the site benefits from mains supplies of water and electricity but any interested party should conduct their own investigations in this respect.

Tenure

Freehold.

Accommodation

	Acres	Hectares
Site Area	0.15	0.063

Price

Our client is seeking offers in the region of £130,000 exclusive.

EPC

The property has a current rating of G (166). The certificate is valid until 25 May 2027.

Rateable Value

The property has a current rateable value of £10,000 (April 2023 List).

Legal Costs

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

VAT

We have been advised the property is not elected for VAT.

Anti-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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

Agents Note

Our client advises they have recently received approval from Network Rail to demolish the building on site. They would be happy to discuss proceeding with this course of action with any prospective buyer prior to completion of a sale.

For further information please contact:

Duncan Christie

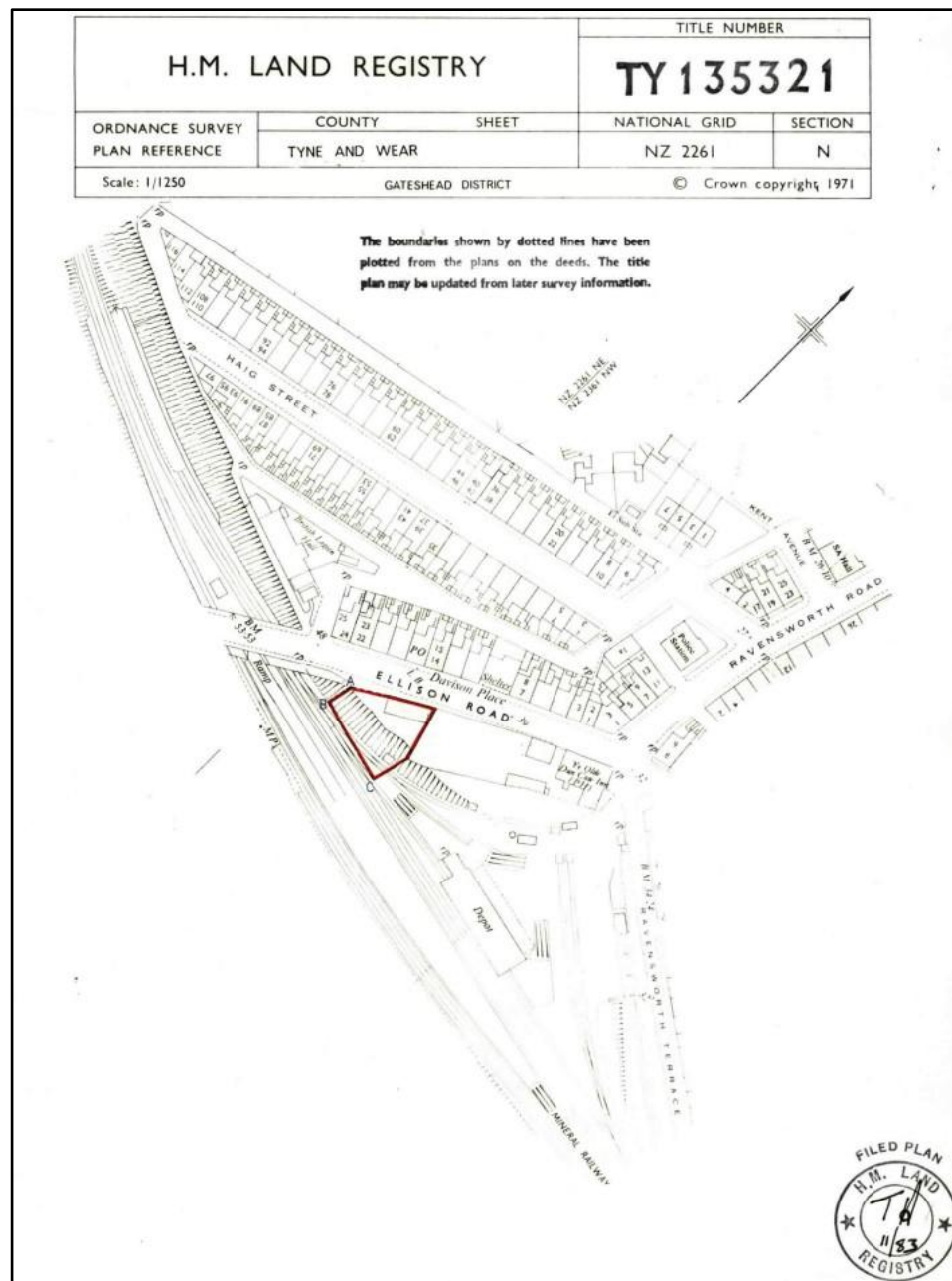
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