

# DEVELOPMENT OPPORTUNITY

## CAR GARAGE EARSDON ROAD SHIREMOOR NEWCASTLE UPON TYNE NE27 0HH

# BISSETT

## KENNING & NEWISS

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### LOCATION

The property is on the North side of the A186 (the old Coast Road) which leads from North Newcastle to Whitley Bay, in Shiremoor. Shiremoor is a small residential community some 5 miles north of Newcastle City Centre and 3 miles from Whitley Bay.

Shiremoor and the surrounding area have undergone considerable green field development recently and this is set to continue. The area has excellent transport links to the north and south via the nearby A19. There is also a metro line nearby.

The area is rapidly being developed into a large residential community with new housing developments, roads and public houses being constructed.

### DESCRIPTION

The property is located adjacent to a petrol filling station and shares access from the

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main road. It is a highly prominent site with good visibility from both directions.

The subject site contains a single storey 'L' shaped building and display forecourt on front and side. The main buildings are constructed of steel portal frame, brick and block walls, concrete floors and steel insulated profiled sheet roof. The building comprises three units with internal access between.

1. Main Showroom: Adjacent to the forecourt. The building has UPVC double glazed full height showroom windows to front and side. There are two offices created by demountable partitioning. There is a suspended ceiling with inset spotlights, gas fired hot air blower heating and full electric power.
2. Workshop: This has a sealed concrete floor, suspended strip lighting and UPVC windows. Access is via a roller shutter door with separate internal access to the showroom.
3. Secondary Showroom: This is located adjacent to the workshop and to the west of the site with main road frontage. The floor is concrete, windows are of UPVC frame and heating is by gas fired hot air blower. To the West end are offices with a mezzanine storage level.

Externally the site has space for displaying approximately 30 cars. The site measures approximately 0.486 acres.

## ACCOMMODATION

The property was measured in accordance with the RICS Code of Measuring Practice (5th Edition) and provides the following accommodation on a Net Internal Area (NIA) basis:

Main Showroom	254.70m <sup>2</sup>	(2741ft <sup>2</sup> )
Workshop	215.28m <sup>2</sup>	(2317ft <sup>2</sup> )
Second Showroom	322.90m <sup>2</sup>	(3476ft <sup>2</sup> )
Offices	21.00m <sup>2</sup>	(226ft <sup>2</sup> )
Store	26.40m <sup>2</sup>	(284ft <sup>2</sup> )
Mezzanine Store	65.88m <sup>2</sup>	(709ft <sup>2</sup> )

## TENURE

Offers over £1,000,000 are invited for our clients freehold interest.

## BUSINESS RATES

We understand the premises have been entered in the 2005 Valuation List as follows:

Description: Car Showroom and Premises

Rateable Value: £46,750

The UBR multiplier for 2007/2008 is set at 0.444 pence in the pound.

## PLANNING

The area has seen considerable redevelopment in the last 6-7 years and this is to continue. The land to the rear is currently being developed for residential use.

The showroom is currently classed as A1 retail and useful options subject to market conditions may be a parade of retail units or a small supermarket.

## LEGAL FEES

Each party is to meet their own legal fees incurred in this transaction.

## VAT

All figures within these terms are exclusive of VAT where applicable.

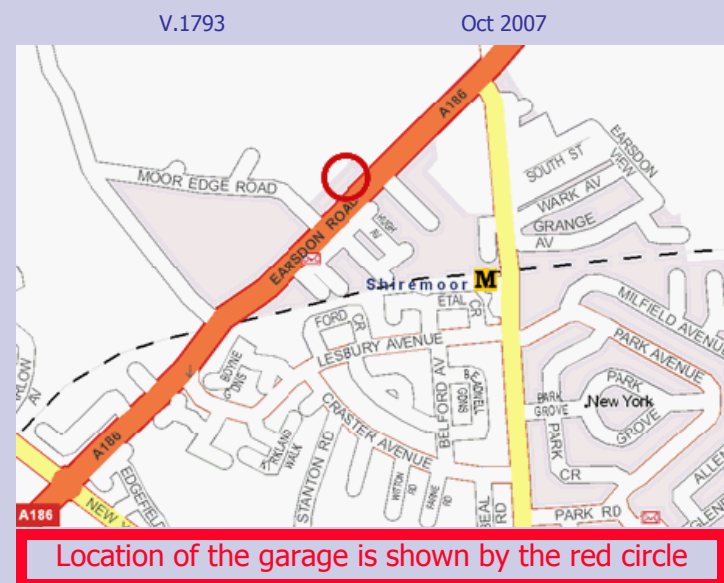
## FURTHER INFORMATION

For further information please contact Joanna Bissett on 0191 272 5551 or via email at:

[joanna.bissett@bissett-kenning.co.uk](mailto:joanna.bissett@bissett-kenning.co.uk)

## VIEWING

Strictly by appointment only with Bissett Kenning and Newiss.



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