

Terraced Property for Sale

£220,000 Freehold subject to Lease or with vacant possession.



435 Westgate Road, Newcastle upon Tyne NE4 8RN

Built in the late Victorian period the Property is mid-terrace of three storeys. Adapted in 2002 to provide modern accommodation.

JK PROPERTY CONSULTANTS

Location

The property is located on the south side of Westgate Road, the original western route from Newcastle City Centre to the west, at the edge of the city centre business district.

Westgate Road is now a more of a busy neighbourhood with access to nearby facilities. Shops, cafes, sports and other local amenities are available nearby.

The A1(M) motorway is about 11 mins drive time some 3.5 miles, with Carlisle on the A69 to the west, about 1.5 hours' drive of some 58 miles.

Edinburgh to the north is about 2.5 hours' drive some 121 miles, and to the south Leeds about 2 hours' drive time some 99 miles and London about 5 hours' drive time – some 312 miles.

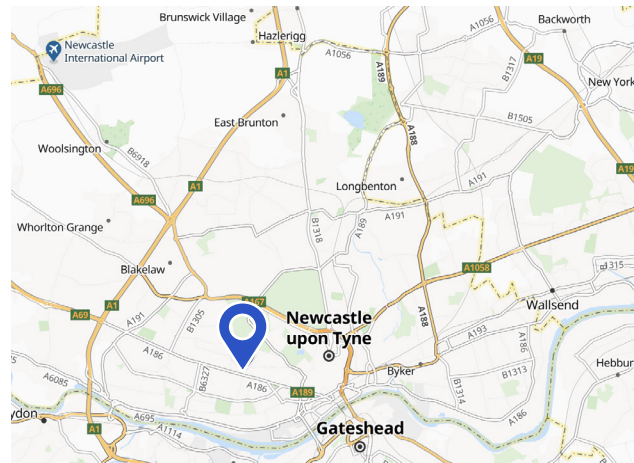
Newcastle Central Station, some 13 minutes' drive time and about 2.2 miles to the east provides access to the East Coast mainline with services to Edinburgh 1 hour 40 minutes, London Kings Cross 3 hours, Leeds 1 hour 30 minutes, Birmingham 3 hours 30 minutes, and onward journeys and with a wide service of trains across the north east region and linking with the Tyne & Wear Rapid Transport System for the wider conurbation.



First Steps NE is a community-based charity providing support for the integration development of ethnic communities in a social hub.

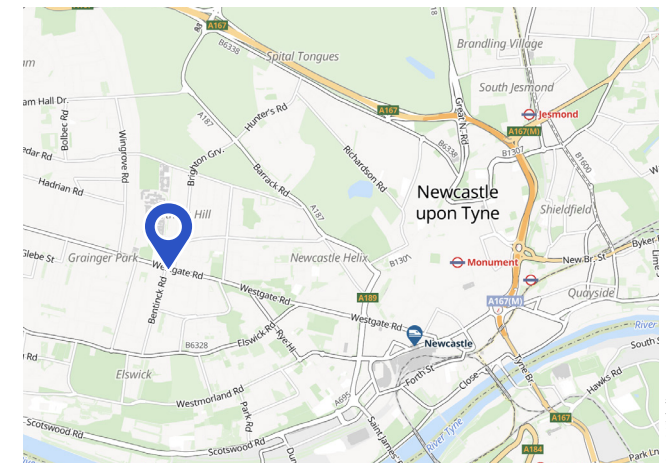
First Step NE presently occupies the property as a creche, art room, computer training room, meeting rooms, and offices. They wish to consolidate and take a lease on the ground floor leaving the upper floors available. The property also lends itself to adaption for residential apartments / mixed office use subject to planning consent.

Built in the late Victorian period the Property is mid-terrace of three storeys, being ground, first, and second floors within a mansard roof. Adapted in 2002 to provide modern accommodation with lift, heating, solar panels, wind turbine, and grey water storage.



In a convenient location for access to local amenities, travel time by car is approximately:

- 13 minutes** Newcastle upon Tyne Central Station, East Coast Mainline
- 17 minutes** Newcastle International Airport
- 23 minutes** The Port of Tyne



About the Property

The front elevation is of brick with a ground floor stone square bay window forming the main front entrance to the property. There is a further access door to the upper floors.

- To the rear elevation is an aluminium frame curtain wall with sealed double glazed windows and opening casement windows.
- There is a second floor terrace partially covered by a canopy. There is a fire escape staircase from the first floor leading to the rear yard.
- The rear yard provides two car spaces with access to a rear lane with a metal “up and over” garage door.
- The roof to the front is pitched with a tile covering forming a mansard slope, including windows for the second floor. The windows are of aluminium secondary glazed.
- The interior of the upper floors are part polished parquet covered otherwise with lino /rubber flooring. The ceiling and walls are plastered and painted.
- There are toilet facilities on the ground and first floors, with an accessible toilet on the ground floor.
- There is a fitted kitchen on the second floor.
- Disability access is provided from the front elevation, a platform hoist and disabled access area with call system.

The total Net Internal Area, calculated in accordance with the RICS Code of Measuring Practice 6th Edition is approximately:

Floor	Description	Sq. m.	Sq. ft.
Ground Floor	Reception and lobby	21.80	235
	Lobby to creche	11.04	119
	Creche	<u>42.21</u>	<u>454</u>
Ground Floor Total		<u>75.05</u>	<u>808</u>
First Floor	Class Room incl. lobby	18.91	204
	Store	2.61	28
	Flexible Room	39.70	427
	Store	<u>1.96</u>	<u>21</u>
First Floor Total		<u>63.19</u>	<u>680</u>
Second Floor	ICT Suite	22.22	239
	Store	2.61	28
	Kitchen incl. lobby	7.56	81
	Art Room/Sewing Room	<u>22.04</u>	<u>237</u>
Second Floor Total		<u>54.43</u>	<u>586</u>
Grand Total		<u>192.65</u>	<u>2,074</u>
External	Second Floor External Terrace	<u>18.59</u>	<u>200</u>

The building services include:

- Lighting and power is available throughout the Property;
- A lift service, to all floors, presently out of service;
- A fire alarm and detection system, linked to magnetic door holds;
- Two gas boilers provide heating and hot water, supplemented from a solar heating panel and wind turbine (both unseen); and
- A grey water storage system below the fire escape in the rear yard and low level flush toilets.

Further Details

Planning

Planning consent was granted on the 19 August 2003 for conversion of the Property from dental surgery to an Adult Learning Centre (Class D1, Town & Country Planning (Use Classes) Order 1987 (as amended) and the erection of a three storey extension to the rear, provision of a balcony at second floor level, construction of a first floor fire escape to the rear and alterations to the front elevation.

The Property is within the Buffer Zone of the Listed Entry for Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site, Historic England, 01/01/2024.

Business Rates

The liability for Business Rates is:

- Rateable Value appearing in the valuation list: £14,500
- Small Business Rate: 49.9 pence in £. (2024/2025 small business rate)
- Amount payable: £7,235.50 p.a./£602.96 p. m. equivalent to £ 3.18 per sq. ft. p.a.

Proposed Lease

The Trustees of First Step North East will consider either the sale of the freehold interest with vacant possession, or will take a lease back of the ground floor to carry on their services as an Adult Learning Centre/Community Centre on the following lease terms:

- 10 years subject to security of tenure under the provisions of the Landlord and Tenant Act 1954;
- Rent of £8,000 p.a. excl., subject to review at the end of five years;
- Internal repairing lease; and
- Paying a proportion of the landlords building insurance premium.

Value-Added Tax

Not registered 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.

Energy Performance Certificate

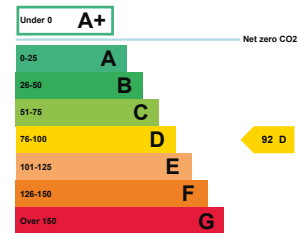
Energy performance certificate (EPC)			
435 Westgate Road NEWCASTLE UPON TYNE NE4 8RN	Energy rating D	Valid until:	29 December 2034
		Certificate number:	5319-8947-5635-0152-8518
Property type	Non-residential Institutions: Community/Day Centre		
Total floor area	267 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	115 E

For Further Information and Viewing Please Contact Us:



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