29 Welbeck Road, Byker, Newcastle upon Tyne, Tyne and Wear, NE6 2HU

- Large Detached Premises
- EPC Rating of D81
- External Yard Space
- Development Potential STPP

- Buildings Totaling 2387m² (25,694 ft²)
- Plot Size 0.58 acres
- Rental POA
- Freehold Offers Invited Over £350,000
SITUATION
Newcastle-upon-Tyne is located in the north-east of England and has an urban area population of some 190,000. Newcastle is principally accessed via the A1 and A19 both of which are approximately 5 miles from the property. Newcastle Airport, 7 miles north-west of the city centre, provides international and domestic services.

The property is situated on the north side of Welbeck Road (B1313), Welbeck Road benefits from a number of local bus routes and Chillingham Road Metro Station lies some 0.7 miles north of the property.

The property lies adjacent to Welbeck Academy with other commercial operators on the street including Lloyds Pharmacy, Heron Foods and Ladbrokes. Newcastle Shopping Park, home to major retailers such as ASDA and M&S, is just 0.9 miles north of the property.

DESCRIPTION
The property is arranged on ground and one upper floor to provide ground floor warehouse/workshop facilities with office and training accommodation arranged over the first floor. Externally the property benefits from an enclosed yard to the rear. The site would be suitable for a variety of uses subject to obtaining necessary planning consent.

ACCOMMODATION

<table>
<thead>
<tr>
<th>ACCOMMODATION</th>
<th>Ground Floor</th>
<th>First Floor</th>
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<tbody>
<tr>
<td></td>
<td>1,425.2 sq m</td>
<td>961.8 sq m</td>
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<tr>
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<td>(15,341 sq ft)</td>
<td>(10,353 sq ft)</td>
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<tr>
<td>Total</td>
<td>2,387.0 sq m</td>
<td>(25,694 sq ft)</td>
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</tbody>
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TERMS
The property is available to lease with price on application whilst freehold offers are invited over £350,000

EPC
Available on application.

LEGAL COSTS
Each party is to bear their own legal costs involved in the transaction.

VAT
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING
For general enquiries and viewing arrangements please contact Richard Rafique or Kristian Sorensen at sole agents Bradley Hall.

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Email: richard.rafique@bradleyhall.co.uk
      kristian.sorensen@bradleyhall.co.uk
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