

for sale/to let



STATION ROAD, HEBBURN, TYNE & WEAR NE31 1LA

- OPEN STORAGE / DEVELOPMENT SITE
- TOTAL SITE AREA: 0.34 HECTARES (0.84 ACRES) OR THEREABOUTS
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSIONS
 - NEW LEASE AT £15,000 P.A.
- INCENTIVES AVAILABLE SUBJECT TO LEASE TERM AND COVENANT

LOCATION

The site is situated in the centre of Hebburn, being approximately 5.5 miles south east of Newcastle upon Tyne City Centre and approximately 3 miles from the Tyne Tunnel.

Exact location is shown on the attached plan.

DESCRIPTION

The site is broadly level, being enclosed by a mixture of wire, timber and concrete panel perimeter fencing and is adjacent to a freight only railway line and the Metro railway line.

The northern boundary abuts the Station Road railway bridge and the western boundary adjoins a surfaced car park. Access to the site is adopted highway, with gated access.

SITE AREA

The site has a total area of 0.34 hectares (0.84 acres), or thereabouts.

TENURE

Freehold / Leasehold.

PRICE

Upon application.

The site maybe sold with development clawback provision in favour of our client for any future residential development, subject to the offer submitted – full details upon request.

RENT

Our client is seeking rental offers in the region of £15,000 per annum, on a Full Repairing and Insuring lease (contracted out of the Landlord & Tenant Act 1954) for a term of years to be agreed.

BUSINESS RATES

This site will be reassessed upon occupation.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

March 2014

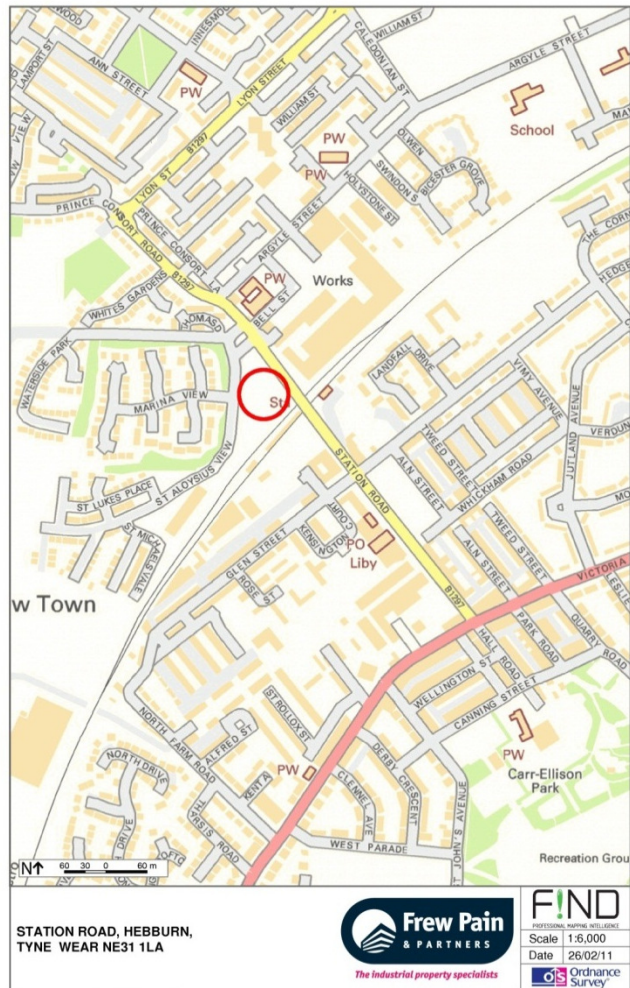
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TYNE WEAR NE31 1LA



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