

for sale



The industrial property specialists

FORMER R BROWN WINDOWS ELLISON ROAD GATESHEAD TYNE & WEAR NE11 9SS



- SELF CONTAINED WORKSHOP/SHOWROOM FACILITY WITH SECURE YARD
- MAIN ROAD FRONTAGE, WITH EXCELLENT PASSING TRAFFIC
- TOTAL GIA : 242.97 M² (2,615 SQ FT)
- TOTAL GIA : 0.06 HA (0.15 ACRE) OR THEREABOUTS
- FREEHOLD OFFERS IN EXCESS OF £125,000 (SUBJECT TO CONTRACT)

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Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



LOCATION

The subject premises are located on Ellison Road, Gateshead.

The surrounding area is well situated for excellent communication links with Gateshead, Dunston, with the A1(M) being a short distance away, via the A1114 and A184.

The adjacent area offers a mixture of commercial, residential and retail activity.

The exact location is shown on the attached plan.

DESCRIPTION

The subject premises comprise of a single storey brick built showroom / workshop facility, with adjacent secure yard.

The premises are constructed of a brick and steel framed showroom / warehouse with flat felted roof over.

To the front is a showroom to with internal offices facilities. Located to the rear is a workshop with direct access onto the yard area.

Vehicular access to the both the showroom and workshop is via two steel roller security shutter doors with an approximate eaves height of circa 3.5m.

Internally the property is fitted out to a basic standard, with

sodium / strip lighting and concrete floors throughout.

The adjacent yard is fenced and gated with tarmacadam surface.

ACCOMMODATION

From onsite measurements we understand the property has the following GIA:

Showroom	152.50m ²
Offices / WC	20.97m ²
Rear Workshop	69.90m ²

**TOTAL GIA 242.97M²
(2,615 SQ FT)**

Total site area 0.05 ha (0.12 Acres) or thereabouts.

SERVICES

We understand that all main services are connected to the building including electric, water and drainage, with the exception of gas.

All parties should contact the relevant service provider to satisfy themselves.

BUSINESS RATES

We understand from the VOA website that the premises are assessed at RV £7,800.

All parties should make their own enquiries.

TENURE

Freehold.

PRICE

Our client is looking for unconditional freehold offers in excess of £125,000 (subject to contract).

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

The purchaser will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation and acquisition of the site and property.

VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

James E F Pain

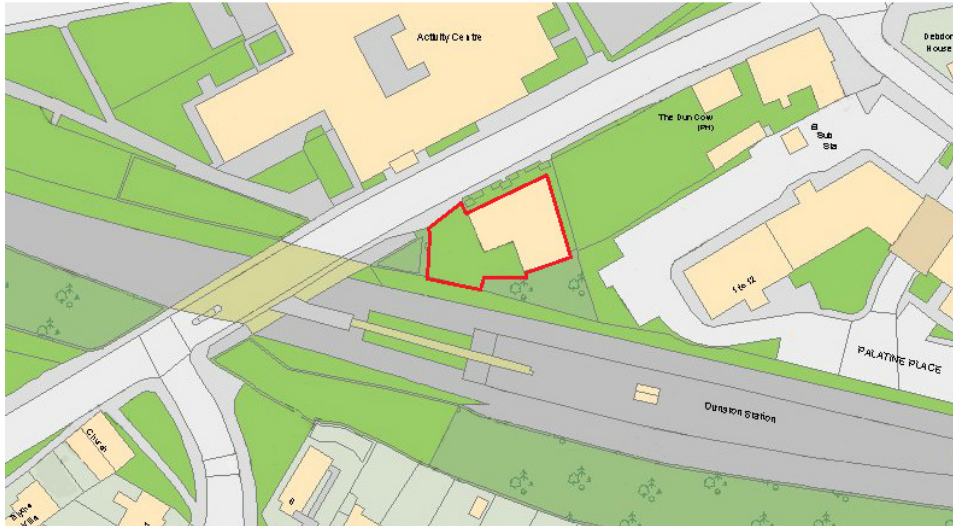
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Map Information
 Scale: 1:7492
 Date: 13/11/16
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**FORMER R BROWN WINDOWS, ELLISON ROAD, GATESHEAD,
 TYNE AND WEAR, NE11 9SS**



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