



23 Front Street, Tynemouth, NE30 4DX Asking Price £750,000

A rare opportunity to purchase this key property in the heart of, Tynemouth. The property occupies a central position on the north side of Front Street within one of the most desirable locations in the north east. The property has been sympathetically maintained and developed by the current owners to a high standard throughout. Currently the ground floor retail unit trades as a specialist wine merchants by the current owners and is licenced to sell alcohol on the premises. Outside seating is permitted to the front and there is a courtyard yard at the rear which is a real gem. Beyond the courtyard there is a brick built coach house that is currently used for storage that may offer an the opportunity to redevelop subject to planning consent. The upper floors are fully developed to provide high quality residential accommodation retaining many of its period characteristics. In conclusion, we consider this a property of high desirability in all aspects. Viewings are to be arranged by appointment through our office.

SALES INFORMATION

Council Tax Band C.

EPC rating C.

Property is mid-terraced 4 storey building with ground floor retail,

1st - 3rd floors residential.

Property is of traditional brick wall construction with a slate roof.

Property is connected to all mains services.

Water supply is metered.

Standard, superfast and ultrafast broadband available.

Good mobile coverage.

Permit parking available on street front and rear.

No disabled parking.

Asking price: £750,000

Tenure Freehold.

LOCATION

The property occupies a central position on the north side of Front Street within one of the most desirable locations in the north east. Tynemouth is a highly popular residential and tourist village located on the north east coast of England approximately nine miles east of Newcastle upon Tyne. The area offers many aspects of modern living and a variety of leisure activities centred around Front Street, Tynemouth Priory and of course the local beaches.

DESCRIPTION

The property is a 4-storey mid-terrace containing a ground floor retail unit that has an operating licence to sell alcohol with very well updated 3-storey living accommodation above retaining many period features. The property offers an excellent mix of spacious living accommodation alongside retail space suitable for a variety of uses with pavement seating to the front, an enclosed courtyard to the rear and coach house store beyond. The property will be sold with vacant possession.

RETAIL PREMISES

The retail premises has a traditional shop front window and a converted basement, the accommodation offers;

Main sales area 29.7 sqm

Basement 8.6 sqm

Basement store 4.1 sqm

Rear sales area 15 sqm

Kitchen/store 9.6 sqm

W.C

Total floor area 67 sqm (721 sqft)

EXTERNAL

The property has the benefit of pavement seating permitted at the front overlooking front street. There is a private courtyard to the rear with brick wall perimeter and stone paving. This is also used for outside seating. There is an external passage beyond providing access to a final rear yard, the coach house store and public road beyond.

COACH HOUSE

A brick building with slate covered pitch roof located to the rear of the site. The building is currently used for storage on two floors.

LIVING ACCOMMODATION

ENTRANCE

Security entryphone installed. Entrance hall from Front Street with stairs to first floor landing. Sash windows and stairs to each floor with radiator and panelled doors leading to;

LIVING ROOM

16'0" x 17'0" (4.9 x 5.2)

Featuring period coving, decorative fireplace, dado rail and 2 radiators. Two sash windows overlooking Front Street.

DINING KITCHEN

14'1" x 10'9" (4.3 x 3.3)

Range of fitted wall and floor storage units with cream panel door fronts, marble work top and splashbacks. Island table. Integral fridge, freezer and dishwasher, wine chiller, Bosch oven with halogen hob, 1 1/2 stainless steel sink and plumbed for washing machine. Black tiled floor with period fireplace and picture rail, modern graphite grey radiator. UPVC double glazed French doors leading to external steel BBQ or seating platform and external stairs to the courtyard.

MASTER BEDROOM

17'0" x 14'9" (5.2 x 4.5)

Decorative coving and panelling to walls. Feature fireplace, two radiators, two sash windows.

EN-SUITE

6'6" x 4'7" (2 x 1.4)

White wash hand basin and WC inserted into a vanity unit, hot towel rail, double shower cubicle and part tiled walls.

BATHROOM

10'5" x 9'2" (3.2 x 2.8)

Feature white free standing bath, double shower, white wash hand basin set into vanity unit, WC and bidet. Part tiled walls, radiator and hot towel rail.

3RD FLOOR

Bedroom 5.3 x 3.6 sqm (17'4" x 11'9" sq ft), located to the front of the property with fitted wardrobes, radiator, UPVC double glazing.

Bedroom 3.3 x 2.8 sqm (10'9" x 9'2" sq ft), located to the rear of the building overlooking Tynemouth village to the coast. Integral cupboard, radiator and velux window.

Sloping eaves within room.

FURTHER INFORMATION

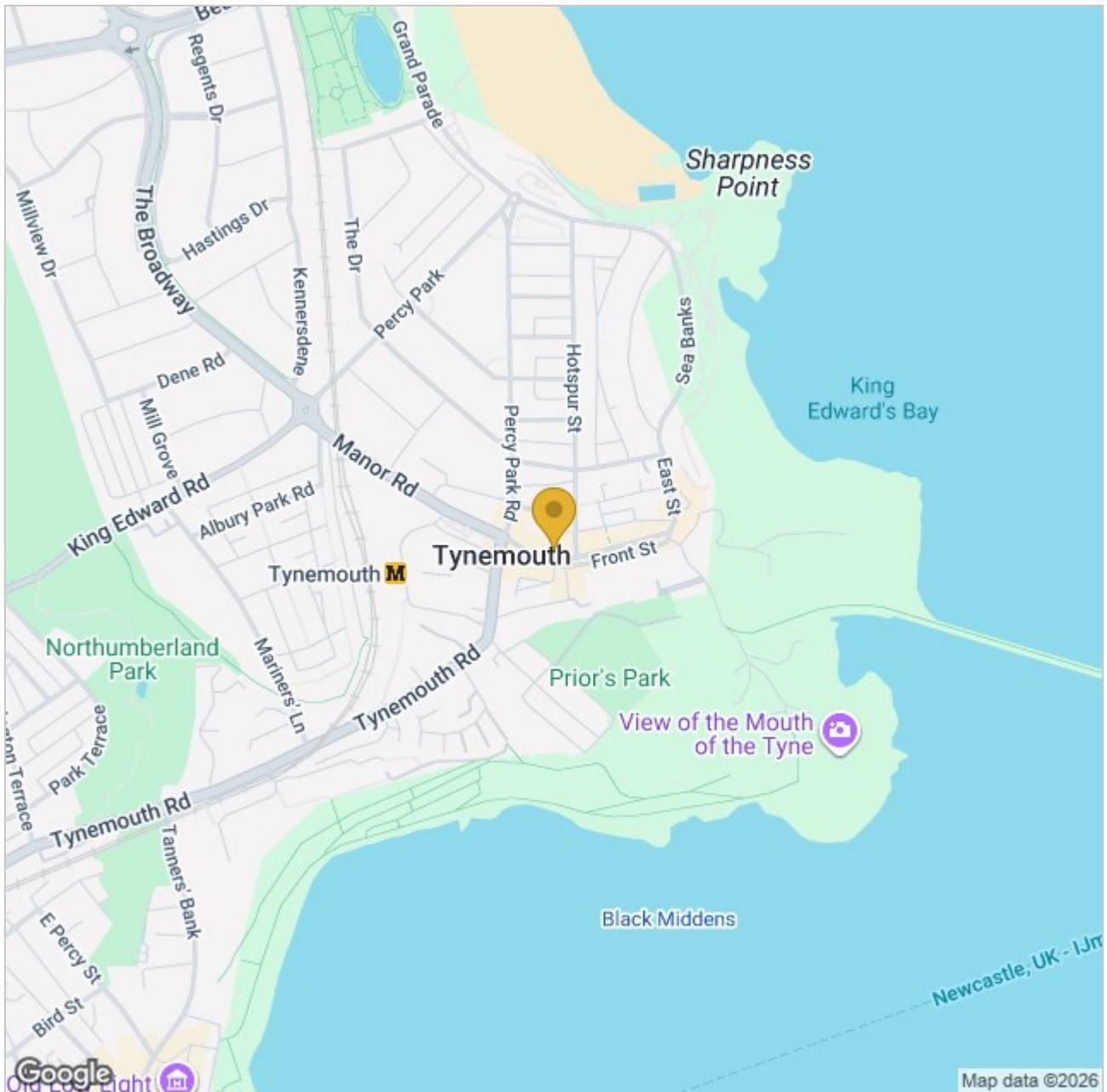
We understand that all mains services are connected to the property. (All interested parties should satisfy themselves with the local service providers).

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £11,750 and Council Tax Band C.

The EPC rating for the property is C (63), A full copy of the Energy Performance Certificate (EPC) report is available upon request.

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

Viewings are by appointment only through RA Jackson & Son LLP 01912571253 sales@rajackson.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.