



9 Summerhill Terrace, Summerhill Square, NE4 6EB

Starting Bid £300,000

For sale by Traditional Auction, a four-storey mid-terrace office originally built in approximately 1840 located in Summerhill Square on the western edge of Newcastle city centre. The building is Grade II Listed and located within a conservation area. Floor area approximately 429sqm. The property will be of interest to owner occupiers and developers looking to convert to alternative uses subject to permissions.

For Sale by Traditional Auction - Terms and Conditions Apply

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AUCTIONEERS COMMENTS

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Auction Date

An auction date has not yet been confirmed.

LOCATION

Newcastle is a large city and regional centre located on the north east coast of England, approximately 277 miles north of London and 103 miles south of Edinburgh, located on the north bank of the River Tyne. The property is located within Summerhill Terrace, Summerhill Square on the western outskirts of the city. It is a late Georgian suburb which climbs the hill

westwards between the city centre and the west end. It is designated a conservation area and includes a number of listed buildings, including the subject property (Grade II).

DESCRIPTION

The property is a four storey mid terraced building of traditional construction thought to have been originally built as a dwelling house in approximately 1840. The building is Grade II listed and located within a conservation area.

The internal finishes have been changed mainly in the late 1960's and/or early 1970's, including the removal of load-bearing walls to the ground floor. Some original features remain to the lower ground floor together with cornicing to the ground and first floors part hidden but lowered ceilings.

The property has a frontage of 11 metres, a site depth of 40 metres and an area of 429 square metres (4617 sq ft).

ACCOMODATION

Lower Ground Floor

Staff Room 22.5Sqm (242.19sqft)

Kitchen 5.22sqm (56.18sqft)

Male WC

Female WC

Boiler room

Document store 4sqm (43sqft)

Storage room 9sqm (9.68sqft)

TOTAL LOWER GROUND FLOOR AREA
67.11sqm (722.3sqft)

Ground Floor

Entrance lobby, reception and meeting area 55sqm (592sqft)

Rear hallway with stairs to all floors

Back office 15Sqm (161.46sqft)

Conference room 20sqm (215.28sqft)

TOTAL GROUND FLOOR 90sqm
(968.77sqft)

First Floor

Landing with stairs to all floors

Main studio 52sqm (559.73sqft)

Rear small studio 20sqm (215.28sqft)

Back office 10sqm (107.64sqft)

TOTAL FIRST FLOOR 82sqm (882sqft)

Second Floor

Landing

Attic studio 30sqm (322.92sqft)

TOTAL SECOND FLOOR 30sqm
(322.92sqft)

OVERALL TOTAL 269.11sqm (2896.75sqft)

EXTERNAL

Garden to front. Car park to rear.

CONDITION

The property is in basic condition requiring remedial repair and updating. Prospective purchases should take this into consideration before bidding.

TENURE

The property is subject to a Freehold Title.

PLANNING

The property is located within the jurisdiction of Newcastle City Council, which is also the local planning authority. We assume, for valuation purposes, that the property has established Planning Permission for its current office use, as designated under Class E(c) (ii) 'Professional Services' of the Town & Country Planning (Use Classes) Order 1987 (as amended).

The property is Grade II Listed and is located within a conservation area.

EPC

We await as copy of the energy performance certificate.

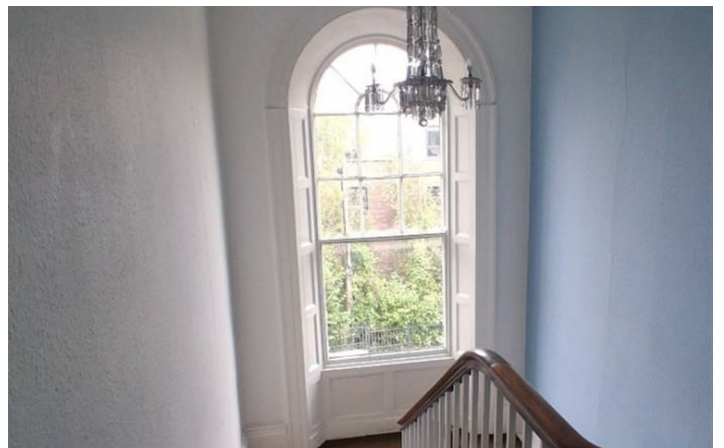
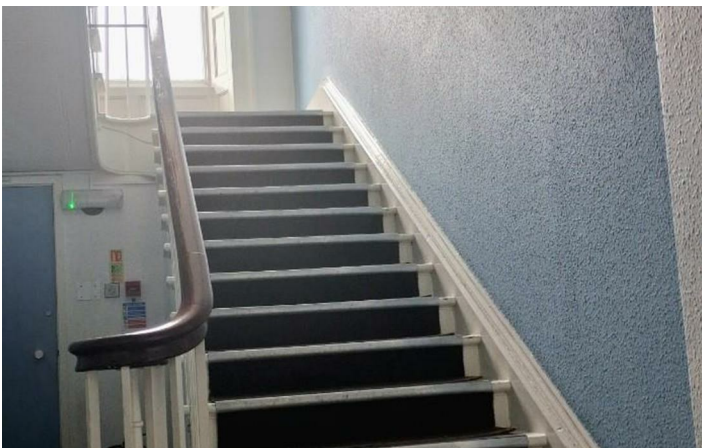
RATEABLE VALUE

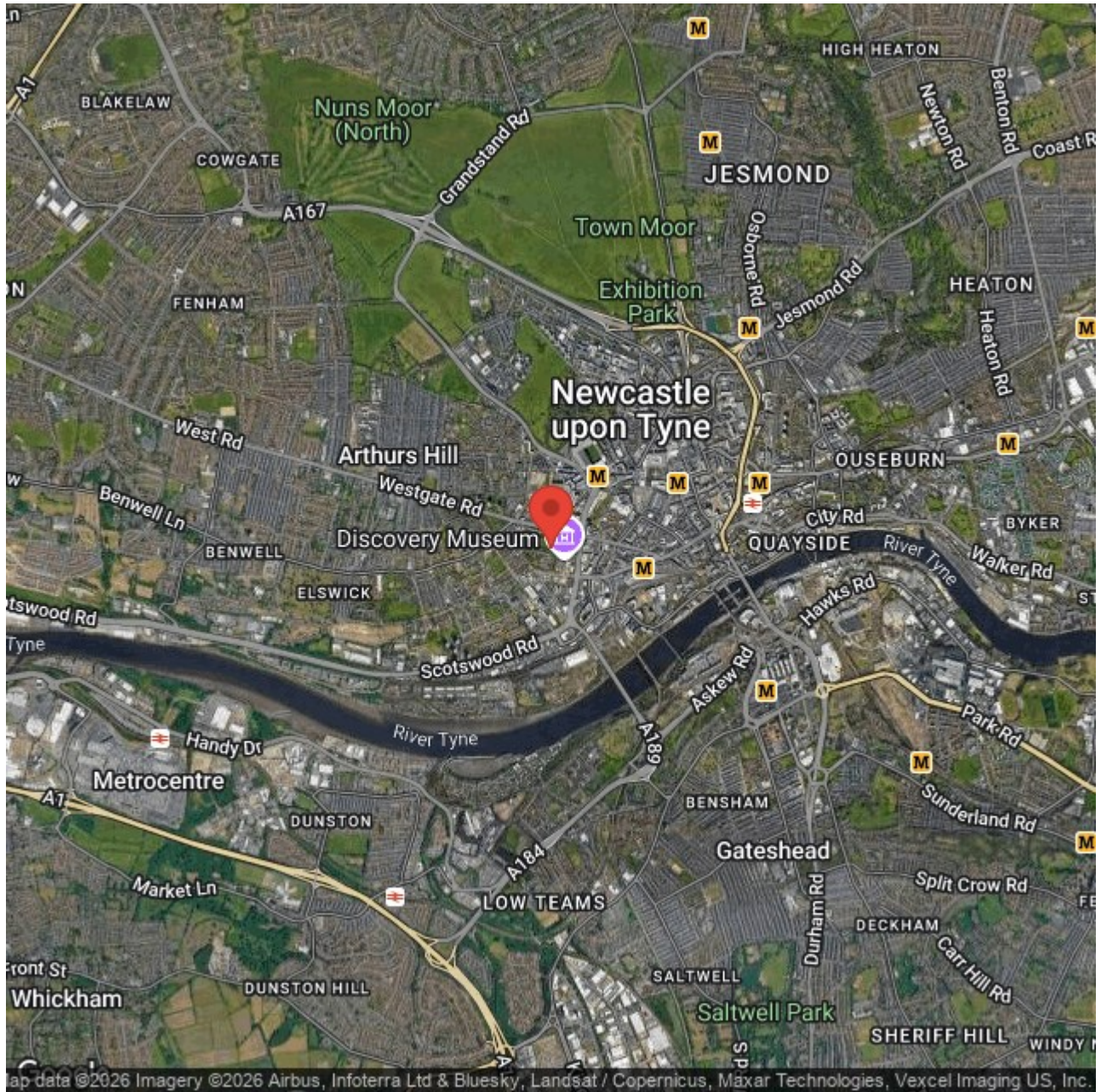
Please refer to:-

<https://www.gov.uk/find-business-rates>

VAT

Unless otherwise stated all figures expressed within these particulars are deemed exclusive of VAT.





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.