



121 Scrogg Road, Newcastle Upon Tyne, NE6 2PR  
Offers Over £195,000

# 121 Scrogg Road, Newcastle Upon Tyne, NE6 2PR

- **FOR SALE**
- **Mixed Retail/Residential Building**
- **Prominent Position**
- **Net Internal Area (Retail Unit) 53sqm (573sqft)**
- **Offers Over £195,000**

## LOCATION

The property is located in the Walker area of Newcastle Upon Tyne lying approximately 2 miles to the east of Newcastle City Centre. The property which is prominently positioned at the junction of Welbeck Road and Scrogg Road forms part of an established and densely populated area.

## DESCRIPTION

The property comprises an end-terraced two storey plus attic building which is subdivided to provide a ground floor retail unit and a separately accessed two / three bed roomed first and second floor maisonette both of which are vacant. Externally there is a small yard to the rear.

The retail unit was last used as a Sandwich Shop and as such is presented for this use including a fully installed kitchen / food preparation area.

## ACCOMODATION

The retail unit has a Net Internal Area (NIA) extending to 53 sqm (573 sqft)

The maisonette has a Gross Internal Area (GIA) extending to approximately 112 sqm (1210 sqft)

## SERVICES

We understand that all main services are connected to the property other than mains gas.

(All interested parties should satisfy themselves with the local service providers)

## PLANNING

The property has planning permission for the conversion of the first and second floors to create 2 No flats. The permission is dated 1st January 2021. The planning application reference is: 2021/1676/01/DET

## TENURE

The property is Freehold.

## RATING LIABILITY

The ground floor retail unit is not currently assessed in the 2020 business rating and nor is the maisonette assessed for Council Tax.

## ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is as follows:  
E (120)

## PRICE

Our client is seeking offers over £195,000 for the Freehold Interest.

## LEGAL COSTS

Each party will be responsible for their costs in the transaction.

## MONEY LAUNDERING REGULATIONS

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

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: Residential Sales and Lettings Commercial Sales and Lettings Professional Valuation of Commercial and Residential Property Home-buyer Survey and Valuation Property Management Acquisition To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

