



134-136 Bewicke Road, Wallsend, NE28 6NJ
£10,000 Per Annum

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TO LET

A ground floor unit previously used as a private members social club called the 'Willington Social Club' in Willington, Wallsend, Tyne & Wear. The property may suit a variety of uses subject to landlord approval and local authority permission.

Floor Area 118.20sqm (1272.33sqft).

MATERIAL INFORMATION

EPC Ground Floor premises - 49B.

Rateable Value £4,250.

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.

On street parking available - charge may apply.

LOCATION

The subject property is prominently located on the corner of Bewicke Road and Carlyle Street in Willington Quay, Wallsend, Tyne & Wear.

The surrounding area is made up of mainly residential property with supporting services and facilities.

DESCRIPTION

The subject property is a ground floor former licenced premises.

134-136 Bewicke Road

A ground floor licensed premises comprising entrance lobby and hall.

Lounge Bar 43sqm (463sqft)

Back Room 42.5sqm (565.5sqft)

Store 5sqm (53.8sqft)

Cellar 17.7sqm (190sqft)

Ladies WC

Mens WC

Floor Area 118.20sqm (1272.33 sqft)

External

Enclosed yard to the rear.

SERVICES

We understand that electricity, water and drainage are connected to the ground floor (All interested parties should satisfy themselves with the local service providers).

PLANNING

We understand that the premises has planning permission as Sui Generis as a Public House of the Town and Country (Use Classes) Order 1987 (as amended).

RATING LIABILITY

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £4,250.

ENERGY PERFORMANCE CERTIFICATE

We await a copy of the EPC for the ground floor property.

RENT

£10,000 per annum.

VAT

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

MONEY LAUNDERING

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.

LEGAL COSTS

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

CLIENT MONIES PROTECTION SCHEME

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PROPERTY REDRESS SCHEME

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