R.A Jackson & son
Est. 1830

Prospect Terrace, Gateshead, NE9 7QJ
Offers Over £595,000

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- **For Sale**
- **Former Co-op Store, House and Licenced Premises**
- **Potential for conversion or redevelopment STPP**
- **Guide Price: Overs over £595,000**
- **Development Opportunity**
- **Car Parking and Secure Courtyard**
- **Site Area: 0.16 Hectares (0.4 Acres)**

LOCATION

The property is located in Springwell Village which lies approximately 2.5 miles to the south west of Gateshead. Prominently positioned on the corner of Springwell Road and Windsor Road, the site has two dedicated entrances from the main highway.

DESCRIPTION

The property comprises three terraced stone-built buildings which form part of site extending to approximately 0.16 Hectares (0.4 acres) or thereabouts.

The main building on the northern end of the terrace is a substantial two storey former Co-op Store which until recently has been used as offices and stores. To the rear is a large courtyard benefitting from vehicular access from Windsor Road. There are two good size brick-built outbuildings within this area.

There is a mid-terraced three-bedroom two storey plus attic house with enclosed yard to the rear and a two Storey end Terraced former Pub benefitting from adjoining dedicated vehicular access from Springwell Road and a car park to the rear.

PLANNING

The property has potential for conversion or redevelopment for various residential or commercial uses subject to receipt of planning permission.

Interested parties should obtain further information from the Local Planning Authority at Sunderland City Council.

TENURE

The property is subject to three freehold titles. The title numbers are:

PRICE

The whole site is available at offers over £595,000..

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is * (*). A full copy of the report is available upon request.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

RATING LIABILITY

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

VAT

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

MONEY LAUNDERING

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.

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

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