



**70 Hutton Close, Washington, NE38 0AH**  
**£85,000 + VAT**

# 70 Hutton Close, Washington, NE38 0AH

- VAT is payable
- Well Established Vehicle Access to A1(M)
- Security Shuttering
- 141sqm (1517sqft)
- Workshop with Office
- Popular Commerical Location
- Parking

## LOCATION

The property is located in Hutton Close, Crowther Industrial Estate, Washington, Tyne & Wear.

The estate benefits from well established transport links to the A1(M) for journeys North and South of the region. Washington also provides a wide ranger of services and facilities to the local population and surrounding communities.

## DESCRIPTION

The property is a mid-terraced production/warehouse unit of steel frame construction with brick elevations, a flat metal deck roof and solid concrete floor. There are security shutters over entrances and windows to the front of the unit. There is an eaves height of approximately 4 metres.

Internally, the property is arranged to provide a main workshop/warehouse area. In addition there are two smaller office type spaces and 2 WCs,

Externally, there are parking spaces to the front.

## ACCOMODATION

The property extends to a Gross Internal Area of approximately 141sqm (1517sqft).

## SERVICES

We understand that mains electricity water and drainage are connected to the property.

## RATING LIABILITY

The property has been assessed at a Rateable Value of £8800. Interested parties should confirm details via the Valuation Office Agency (VOA) website.

## TENURE

The property is Freehold. Title Number TY335633

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE

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

## MONEY LAUNDERING REGULATIONS

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.

## CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

## PROPERTY REDRESS SCHEME

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

## 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)

