# FOR SALE/TO LET

# **Retail / Office**

1 Victoria Road East Hebburn Tyne & Wear NE31 1XG





- Prominent corner position within Hebburn town centre
- £175,000 / £15,750 per annum
- Ground floor: 1,063 sq ft with a further 830 sq ft on the first floor
- Nearby occupiers include Andrew Craig Estate Agent, Dhillons Fish Inn, Subway, Savers and Asda





### LOCATION

Hebburn is a small town on the southern bank of the River Tyne between Jarrow and Wallsend. Hebburn benefits from good road communications and public transport linking with the A185 which runs through Hebburn. The closest metro station being approximately 0.6 miles to the west of the property.

Hebburn has a population of approximately 25,000 people. The town centre is dominated by the Hebburn shopping centre which also incorporates extensive free car parking next to the new leisure centre.

#### DESCRIPTION

The property comprises the whole of 1 Victoria Road East.

#### ACCOMODATION

Front Retail	25.08 sq m	270 sq ft
Rear Retail	18.58 sq m	200 sq ft
Rear Storage	14.86 sq m	160 sq ft
Storage to the Side	26.11 sq m	281 sq ft
Covered Yard/Garage	14.12 sq m	152 sq ft
Sub Total	98.75 sq m	1,063 sq ft
First Floor		
First Floor	77.11 sq m	830 sq ft

First Floor	77.11 sq m	830 sq ft
Total	175.86 sq m	1,893 sq ft

#### **TENURE**

Freehold.

#### TERMS

The property is available to purchase for offers in excess of £175,000.

#### Alternatively:

The property is available by way of a new full repairing and insuring lease at a rent of £15,750 per annum. All other terms to be agreed via negotiation.

### **RATING ASSESSMENT**

We have made reference to the Valuation Office Agency, and are advised that the property is entered in the Rating List as follows: -

2017 Rateable Value £6,500

#### **LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.

#### **EPC**

The energy performance certificate rating is being commissioned and will be available shortly.

#### VAT

All figures quoted are exclusive of VAT where chargeable.

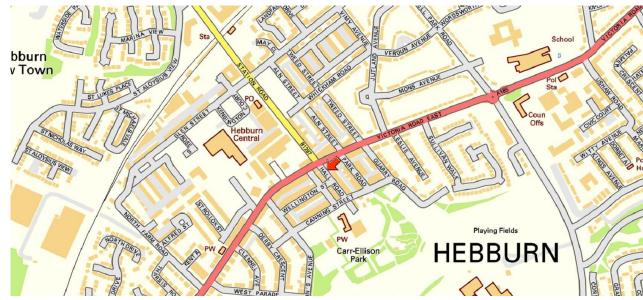
#### **ANTI-MONEY LAUNDERING**

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser/tenant.

#### VIEWING

By appointment through sole agents, Johnson Tucker LLP. Please contact Daniel Capobasso on 0191 269 7897.

## SUBJECT TO CONTRACT



#### Conditions under which these particulars are issue

All details in these particulars are issues in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP for themselves or the vendors/Lessors.
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