

RARE RESTAURANT/CAFÉ OPPORTUNITIES IN THE CENTRE OF PONTELAND VILLAGE

**With Planning Permission for
extension and a variety of uses**

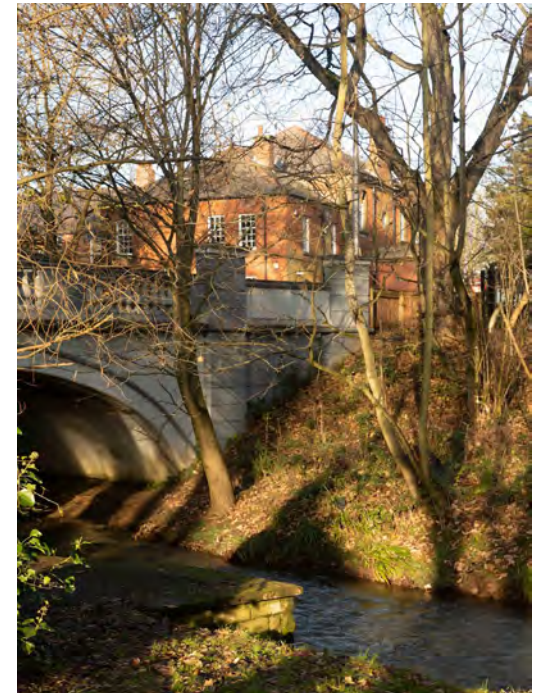
**2 DARRAS ROAD
PONTELAND
NE20 9NH**



HIGHLIGHTS

- Rare restaurant/café opportunities in the centre of Ponteland Village
- Upper floor accommodation suitable for office or residential use
- Attractive well positioned prominent building with original period features
- Planning permission for an impressive new glass box extension overlooking the River Pont
- The property has planning permission for several uses including A3 restaurant/A5 hot food as well as offices or residential on the upper floors
- All enquiries are encouraged to come forward either for the whole or sections of the building
- Rental offers are invited or alternatively our client may consider a freehold sale.

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Artist's impression

LOCATION

The property is situated in the village of Ponteland which lies approximately 10 miles north west of Newcastle upon Tyne. Ponteland has excellent transport links, with Newcastle International Airport located 1.5 miles to the east and the A1 which is 4 miles to the east via the Woolsington bypass dual carriage (A696).

Ponteland and neighbouring Darras Hall estate together form one of the wealthiest commuter areas of Newcastle upon Tyne. In the centre of Ponteland there is a good range of local amenities including Waitrose and Sainsbury's supermarkets, high street banks as well as several bars, restaurants and other retail and leisure outlets. It is an attractive and vibrant location.

The property is situated in a very prominent corner position at the intersection of Darras Road and West Road, both of which are busy principal routes through Darras Hall estate and Ponteland.

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DESCRIPTION

The existing building comprises a former bank of traditional construction with solid brick walls under a slate covered pitched and hipped roof lying within the Ponteland Conservation Area.

If planning permission is implemented and the property is developed in accordance with the approved plans, the building would provide three distinctive areas.

Unit 1 comprising the ground floor of the original bank has planning permission for Class A3 (restaurant and café)/A5 (hot takeaway food) usage with floor area of approximately 132.76 sq m (1,429 sq ft).

Unit 2 comprises the new glass box extension overlooking the River Pont which also has Class A3

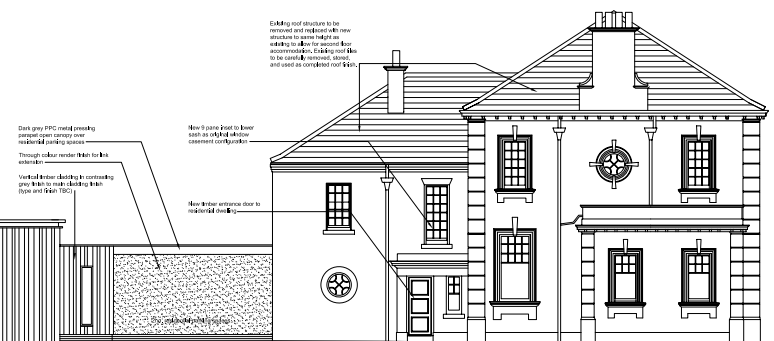
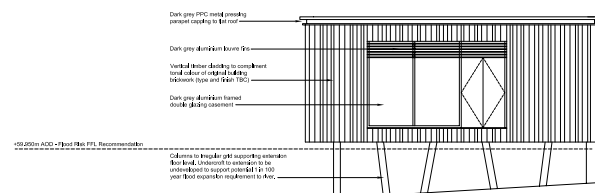
(restaurant and café) / A5 (hot takeaway food) usage and will be clad in vertical timber to complement the colour of the original building and brickwork with dark grey aluminium framed double glazed and a dark grey nettle parapet capping to the flat roof.

The **first floor**, with independent access from Ponteland Road, has planning permission for a spacious 3 bedroom apartment over two floors with open plan kitchen/dining/lounge area with separate snug/study/cinema room, visitor WC, 2 large bedrooms with en-suites and a large top floor bedroom with en-suite and dressing room. The upper floors can also be retained as office accommodation if desired.

Alternatively, the whole building, including all three sections can be occupied by a single tenant.

On 1 May 2019 planning permission was granted for the conversion and change of use of the ground floor from Class A2 to Class A3/A5 with the addition of a new extension to the rear of the property as well a residential apartment to the first floor/ second floor levels with designated parking.

The approved plans for this development are available on request to all interested parties.



Proposed East Elevation (Darras Road)

This is a black and white architectural line drawing of a two-story house. The house features a gabled roof with horizontal siding. A prominent front porch is supported by four square columns and has a decorative railing. There are three windows on the second floor, each with a grid pattern. A chimney is visible on the right side of the house. The drawing is a technical representation of a building's exterior.

	sq m	sq ft
Ground floor remodelled area	174	1873
Rear new build extension	122	1314
Overall ground floor area	296	3186
First floor remodelled area	160	1722
Second floor new build roof area	60	646

The architectural drawings show the layout of the building's floors. The Ground Floor (main apartment footplate) includes a large living area with a fireplace, a kitchen, and a dining area. The First Floor (main apartment footplate) shows a bedroom, a bathroom, and a living area. The First Floor (half landing plan) shows a staircase and a landing area. The Second Floor shows a large living area with a fireplace and a dining area. The Roof shows a large flat area with a central chimney and a small structure.



ENERGY PERFORMANCE CERTIFICATE

The property is undergoing redevelopment / refurbishment and a new EPC will be commissioned upon completion.

TERMS

All enquiries are encouraged both on a leasehold or freehold basis.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

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.

VIEWING ARRANGEMENTS

By appointment only through sole agents Johnson Tucker LLP. For more information please contact:

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