



Rose Cottage & adjacent site, High Street, Wrekenton, NE9 7JS

Unique development opportunity located between Aldi and Lidl supermarkets

Suitable for a variety of uses STPP

Total Site Area Approximate: 0.67 acres

Asking Price - £370,000

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**For
Sale**

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LOCATION

Wrekenton is an area of Gateshead approximately 1 mile north of the A1 and Angel of The North and approximately 2.5 miles south of Gateshead town centre. Gateshead has a population of approximately 202,000 (ONS 2016 Based Projections for 2018).

The property is situated on the High Street, opposite a Lidl Supermarket and adjacent to the newly constructed Aldi Supermarket, which is positioned on the site of the former Coop. Other nearby occupiers include Farmfoods, Greggs, Betfred, Spar, Ladbrokes in addition to a number of local and independent retailers.

DESCRIPTION

The total available opportunity currently comprises three sites. One is a detached, single story, brick residential property known as Rose Cottage. The second is the adjacent former petrol station which encompasses a cleared concrete site apart from two detached brick garages. The third is the cleared, grass, site of the former Gateshead council offices which wraps round to face High Street and Springwell Road. The site could be suitable for a variety of uses subject to the correct planning permissions.

ACCOMMODATION

The total site extends to approximately 0.67 acres / 0.271 hectares.



LEGAL COSTS

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

COUNCIL TAX / RATING ASSESSMENT

Rose Cottage is in Council Tax C. There is currently no rating assessment for the commercial element of the site and it will need to be re-assessed.

VAT

All figures quoted are exclusive of VAT where chargeable.



TERMS

The freehold interest in the site is available at offers in the region of £370,000

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 tenant / purchaser.

VIEWING

Strictly by appointment through George F White LLP. For more information please contact:

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