

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
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REF: NE1845



**North East Commercial**  
Property & Business Agents

## **GARAGE WORKSHOP**

(for sale due to relocation)

**Diamond House, Great North Road,  
Wideopen, North Tyneside NE13 6EG**



- Substantial garage workshop facility.
- Prominent main road site with good access.
- Workshop area circa 350 sq.m. (3,800 sq.ft.)
- Mezzanine space totalling 24 sq.m. (260 sq.ft.).
- Offices circa 36 sq.m. (390 sq.ft.).
- Designated parking front and rear.
- Suitable for a variety of commercial uses.
- FREEHOLD OFFERS OVER £325,000

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

## Location

The property is located on the main road running through Wideopen which is an expanding suburb approximately 5 miles due north of Newcastle upon Tyne and just off the A1(M) and A19.

There is another commercial property adjacent but the immediate area comprises predominantly residential housing. Access is excellent via the B1316 which links with the A19/A1 at the northern end and the A1 to the southern end.

## Description

The property comprises a semi-detached workshop and garage of brick built construction with a pitched roof over. Internally there is an open plan workshop area with a mezzanine storage area at the rear and a two storey office facility at the front.

There is parking to the front and rear of the main garage with vehicular access via roller shutters front and rear. The rear external space has been recently resurfaced and a new fence erected.

This is a rare freehold opportunity suitable for a variety of uses.

## Accommodation

### Ground Floor

<b>Workshop</b>	circa 3,800 sq.ft. (350 sq.m.)
<b>Offices</b>	circa 390 sq.ft. ( 35 sq.m.)
<b>Mezzanine</b>	circa 260 sq.ft. ( 24 sq.m.)
<b>Kitchen</b>	
<b>Staff W.C.</b>	

### External

<b>Parking</b>	front and rear
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## Services

3 phase Electricity, LED lighting, Water and Gas are installed to the main unit. Heating is by way of roof mounted gas blowers. Extraction from a former spray booth is still on site.

### **Agents Notes:**

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### **Viewing**

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



## Rates

The premises are assessed as follows:

Rateable Value £9,900

Business rates incentives subject to status.

## Tenure

We are verbally informed that the premises are available on a Freehold basis. Interested parties should seek legal confirmation of this.

## EPC

Rating D.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

## Viewing

Strictly by appointment.