

FREEHOLD INVESTMENT FOR SALE

446 West Rd, Fenham, Newcastle
upon Tyne NE5 2ER

- Freehold investment for sale
- High traffic location
- Total size of 90m² (969ft²)
- Associated car parking
- Awaiting EPC Rating
- Ground floor let to a beauty operator

Price of £140,000

BradleyHall



LOCATION

The property is in Fenham, situated on West Road. Fenham is a suburb located in the western part of Newcastle upon Tyne. It's approximately two miles from the city centre, and 6 miles from Gateshead. Due to the property's location on the A186 it has great links to the A1 going both north and south.

Due to the properties strategic pitch along West Road, it ensures high visibility and accessibility, attracting a steady stream of foot traffic and enhancing its commercial viability. Nearby amenities, including shops, restaurants, and public transportation hubs, which further contribute to its appeal, and making it a great location for businesses.

DESCRIPTION

The property is arranged over a ground floor and a first floor. The ground floor is currently let to a sole beauty operator. The first floor is the former West Acres Club, it has approximately 40 covers with a bar area, office space, and a W/C facility.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Ground Floor	47m ²	506ft ²
First Floor	43m ²	463ft ²
Total	90m²	969ft²

EPC RATING

Awaiting EPC rating

RATING ASSESSMENT

The rateable value of the premises can be found on the Valuation Office Agency website. The first floor has been assessed and the ground floor is awaiting assessment.

TERMS

The property is available by way of a new lease with terms to be agreed at £... (Words Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

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



Car parking Situated on West Road

1 mile from A1

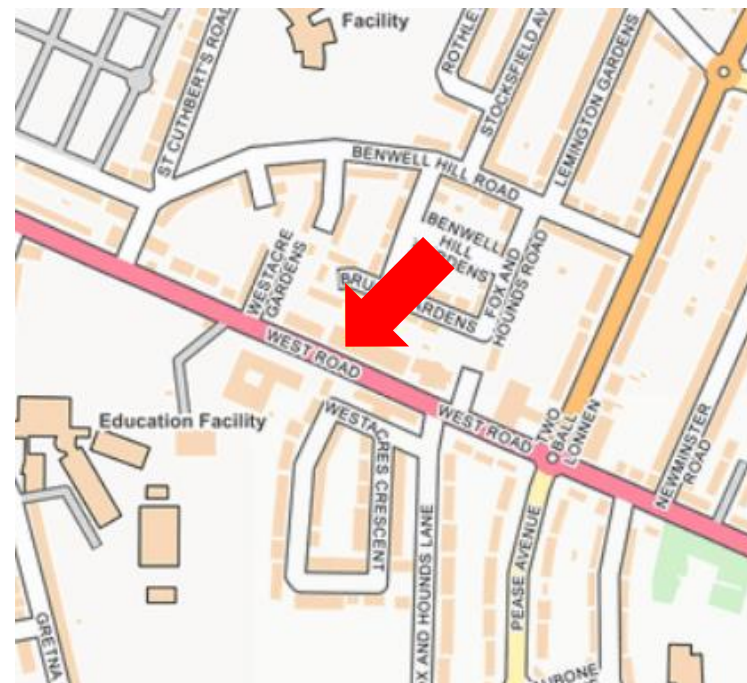
1 mile from A168

50 yards from West Road bus stop



2 miles from Newcastle City Centre

5 miles from Gateshead



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.