

**FOR SALE**

98, 100 & 102 Tantobie Road, Denton Burn,  
Newcastle Upon Tyne, Tyne And Wear,



## Development Opportunity for Sale

4,622 Sq Ft (429.38 Sq M)

- Mixed use site
- Great development potential subject to planning
- Opportunity for utilisation of existing buildings, or new build prospect.
- Large tarmac area to the rear, with additional green space.

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### Location

Tantobie Road is a street in the area of East Denton on the outskirts of the city Centre of Newcastle upon Tyne. It is located within the county of Tyne & Wear, situated in the North East region of the UK. It's 249.09 miles North from central London., 2.9 miles West from Newcastle upon Tyne, 50.1 miles East from Carlisle and 74.46 miles North from York.

### Description

The site is made up of a detached industrial/ office building, of brick construction with steel roof trusses and profile sheet roof covering, along with two semi-detached converted flats that have been converted into additional office accommodation.

These properties were originally designed as a pair of flats, on ground and first floor levels, of brick construction with bay windows to the front elevation and a pitched slate roof, with rear extension housing kitchen and bathroom areas. The site extends to around 0.32 acres.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following GIA areas:

	Sq Ft	Sq M
Industrial/Office	3,123	290.13
First Floor Office	749	69.58
Ground Floor Office	750	69.68
<b>Total</b>	<b>4,622</b>	<b>429.38</b>

### Terms

Freehold.

### Price

£400,000 for the freehold.

### EPC

The EPC rating for the property is C-63. A full copy of the report is available upon request. The flats are separately rated.

### Rateable Value

According to the VOA website the properties have a total rateable value of £12,000 (1st April 2023 to present).

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

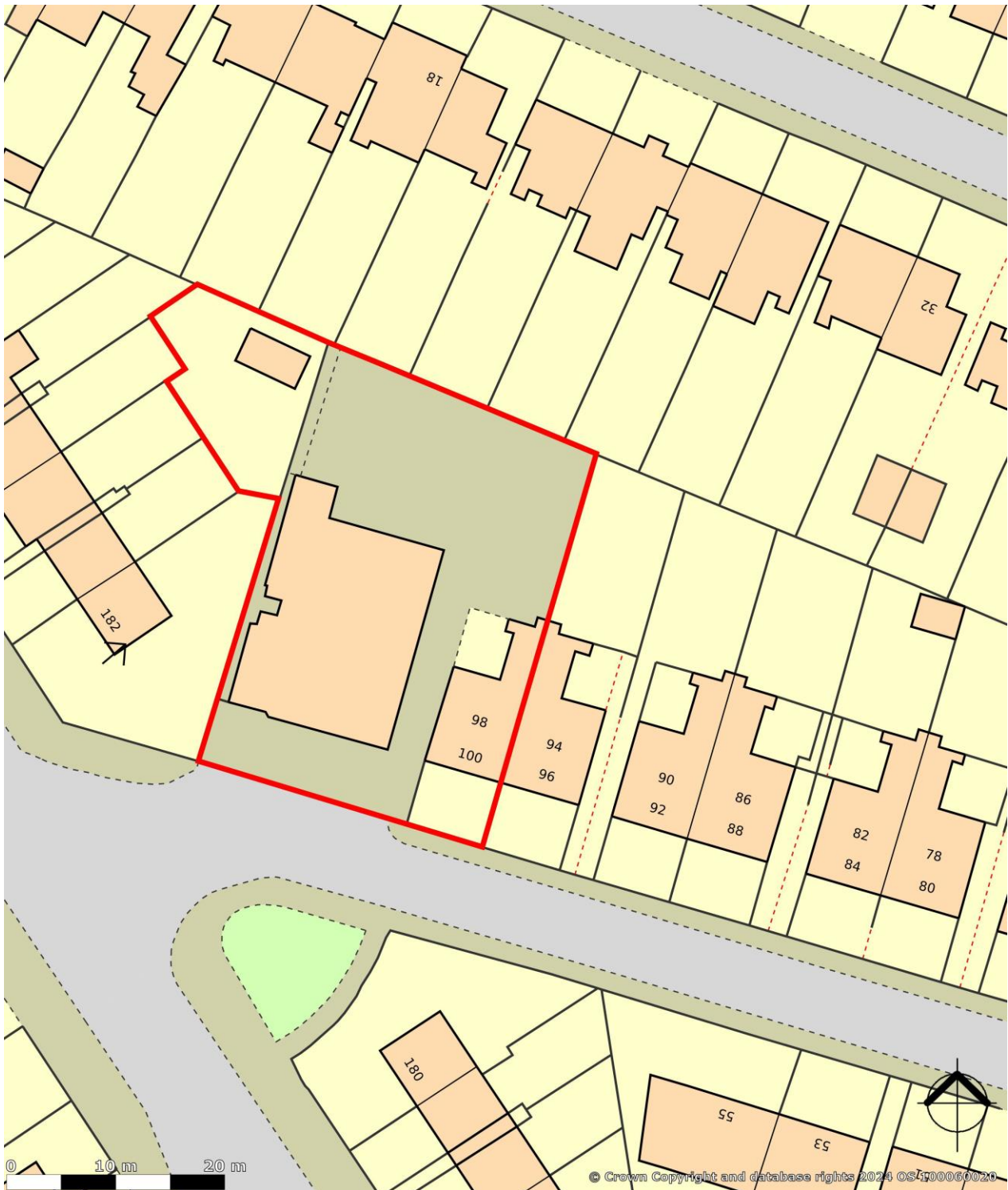
### Anti-Money Laundering

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.

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