

BENTON CONSERVATIVE CLUB

Four Lane End, Newcastle upon Tyne, NE7 7UJ



Key Highlights

- Vacant Social Club
- Ground & First Floor Trading Accommodation
- Stewards House
- Historic Grade II Listed Building
- Car Parking and Garden
- Site extends to approximately 1.3 acres

SAVILLS MANCHESTER
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow rectangular background.

Location

The Property is located upon the A191 in the Benton district of Newcastle upon Tyne. Benton is a suburban area four miles north of Newcastle city centre.

The immediate locality is residential in nature with local businesses fronting the A road and Four Lane Ends Metro Station nearby.

Property Description

The Property comprises a Grade II Listed two storey building originally constructed in the late 18th century. The Property was originally constructed as a house, before being used as a golf course clubhouse and finally a Conservative Club. The elevations are of sandstone ashlar set beneath a pitched Lakeland covered roof. Timber sash windows throughout with a central Tuscan porch. To the side there is a single storey flat roof extension with elevations of a similar construction to the original building.

Accommodation

The accommodation is arranged over a three storeys and is laid out as follows:

Ground Floor

The Property is accessed down a private driveway via Hoylake Avenue.

The main entrance leads into a reception with customer WC's and providing access to the main trading rooms. To the Front Street elevation there is a members lounge with bar servery and games room to the side. Function room with small dancefloor, DJ booth and former dining area to the front. Catering kitchen, lobby and corridor access to the stewards house at the side.

To the basement there is a beer cellar and stores.

First Floor

The first floor provides a snooker room, sports lounge, customer WC's, office and storeroom.

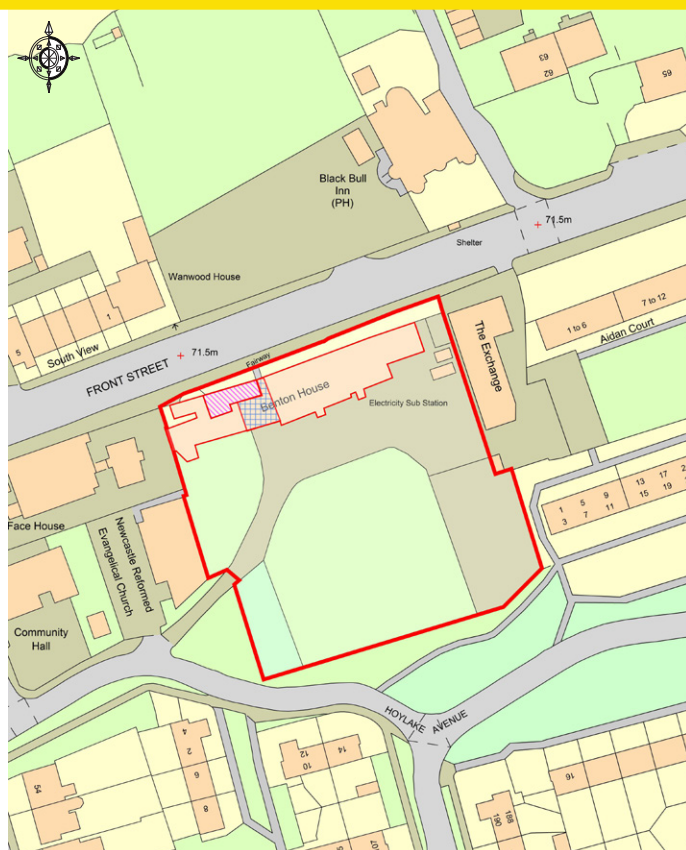
Stewards House

Located to the side providing lounge, kitchenette with dining, utility room, bathroom with separate WC and two bedrooms. To the attic there are two storerooms.

The stewards house is over three stories with both internal and self-contained external access

External

To the front of the Property there is car parking for approximately 30 vehicles, two of which are used by the owner of the maisonette. Beyond the car park is a former bowling green used as a garden. To the side of the car park is an electricity substation.



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Tenure

The Property is held freehold on the title number TY464862.

Asking Price

Offers are invited for the freehold interest in the Property. VAT may be applicable.

Planning

The Property is Grade II listed and within Longbenton Conservation Area.

Rating

The subject Property is entered in the 2017 Rating List with a Rateable Value of £6,600.

Licensing

We understand that the Property traded with the benefit of a Premises Licence.

Fixtures and Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc., will also be excluded.

Terms

The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

Legal Costs

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

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



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