



**Millway Garage Beresford Road, Whitley Bay, NE26 4DP**  
**£299,950**



# Millway Garage Beresford Road, Whitley Bay, NE26 4DP

- For Sale or To Let
- MOT Garage and Vehicle Workshop
- Gross Internal Area: 221 sqm (2379 sqft)
- Prominent roadside frontage
- Suitable for alternative uses STPP
- Asking Price: £299,950
- Guide Rent: £25,000 per annum

## LOCATION

Seaton Sluice is a coastal village lying approximately 2 miles to the north of Witley Bay and 2.5 miles to the south of Blyth. The property which is prominently positioned occupies an elevated site having frontage onto Berresford Road which forms part of the main coastal route connecting Whitley Bay and Blyth.

## DESCRIPTION

The property comprises a detached building which comprises a workshop and adjoining office and ancillary accommodation, above which there is a mezzanine storage area. There are four working bays with ramps to the workshop including an inspection pit and integral brake testing facility. There is also an additional external working ramp. Access to the unit is provided via two roller shutter doors positioned to the front of the property. Externally there are small compounds to the front and side of the property allowing for parking.

## ACCOMMODATION

The Gross Internal Area (GIA) extend to 221 sqm (2379 sqft) or thereabouts.

## SERVICES

We understand that all mains services apart from mains gas are connected to the property

(All interested parties should satisfy themselves with the local service providers)

## PLANNING

The property has potential for a variety of uses including residential development subject to receipt of planning approval. Interested parties should contact the Local Planning Authority at Northumberland County Council for further enquiries.

## RATING LIABILITY

According to the Valuation Office Agency (VOA) website the premises have a rateable value of £9,600.

## PRICE

The freehold interest in the property is available at a guide price of £299,950

## TENURE

The property is also available by way of a new FRI lease for a minimum lease term of 3 years.

## RENT

The property is available at an initial rent of £25,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

A full copy of the report is available upon request.

## LEGAL COSTS

The ingoing Tenant will be responsible for the Landlord's reasonable legal fees involved with the preparation of the lease.

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## VIEWINGS

Strictly by appointment with R A Jackson and Son.

## Our Services

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	