



**134-136 Bewicke Road, Wallsend, NE28 6NJ**  
**Offers Over £295,000**

# 134-136 Bewicke Road, Wallsend, NE28 6NJ

FOR SALE. INVESTMENT OPPORTUNITY.

The subject property is a two storey three floor end of terrace building containing a ground floor private members social club called the 'Willington Social Club' and four flats above.

## MATERIAL INFORMATION

Council Tax Band A.  
EPC rating Flat A - 61D, Flat B - 62D, Flat C - 69C, Flat D - 64D.  
EPC Ground Floor premises - 49B.  
Rateable Value £4,250.  
Property is of traditional brick wall construction with a slate roof.  
Property is connected to all mains services.  
Water supply is metered.  
Standard, superfast and ultrafast broadband available.  
Good mobile coverage.  
Asking price £295,000.  
Tenure Freehold.  
On street parking available - charge may apply.

## LOCATION

The subject property is prominently located on the corner of Bewicke Road and Carlyle Street in Willington Quay, Wallsend, Tyne & Wear.

The surrounding area is made up of mainly residential property with supporting services and facilities.

## DESCRIPTION

The subject property is a two storey three floor end of terrace building containing a ground floor private members social club called the 'Willington Social Club' and four flats above.

The ground floor licenced premises will be sold with vacant possession.

The four flats are let on Assured Shorthold Tenancy terms between £395 and £450pcm and will be sold as an investment.

## 134-136 Bewicke Road

A ground floor licensed premises comprising entrance lobby and hall.  
Lounge Bar 43sqm (463sqft)  
Back Room 42.5sqm (565.5sqft)  
Store 5sqm (53.8sqft)  
Cellar 17.7sqm (190sqft)  
Ladies WC  
Mens WC  
Floor Area 118.20sqm (1272.33 sqft)

## Flat A 134 Bewicke Road

Communal entrance, stairs and landing.  
Entrance Hall  
Lounge/Kitchen 5.7m x 3.9m  
Bedroom One 2.8m x 3.5m  
Bedroom Two 5.6m x 2.7m plus 3.8m x 1.3m  
Bathroom/WC 1.9m x 2.3m

The property was let as at the date of inspection at £450pcm

## Flat B 134 Bewicke Road

We have not been able to carry out an internal inspection.

The property was let as at the date of inspection for £450pcm.

## Flat C 134 Bewicke Road

We have not been able to carry out an internal inspection.

The property was let as at the date of inspection for £395pcm.

## Flat D 134 Bewicke Road

Communal entrance, stairs and landing.  
Entrance Hall  
Lounge 4.6m x 4.5m  
Kitchen 1.3m x 3.6m  
Bedroom One 2.8m x 2.9m  
Bedroom Two 2.8m x 2.3m  
Bathroom/WC 2.7m x 1.7m

The property was let as at the date of inspection at £450pcm

## External

Enclosed yard to the rear.

## SERVICES

We understand that all mains services are connected to the ground floor (All interested parties should satisfy themselves with the local service providers).

No gas is supplied to the flats.

## PLANNING

We understand that the premises has planning permission as designated under class C3 Residential (for the four flats) and Sui Generis as a Public House of the Town and Country (Use Classes) Order 1987 (as amended).

## RATING LIABILITY

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £4,250.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating for Flat A is 61D.  
The EPC rating for Flat B is 62D.  
The EPC rating for Flat C is 69C.  
The EPC rating for Flat D is 64D.  
The EPC rating for the ground floor premises is 49B.  
Full copies of the reports are available upon request.

We await a copy of the EPC for the ground floor property.

## PRICE

Our client is seeking £295,000

## TENURE

The property is Freehold.

## VAT

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

## MONEY LAUNDERING

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

## LEGAL COSTS

Each party will be responsible for their costs in the transaction.

## Directions

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: Residential Sales and Lettings Commercial Sales and Lettings Professional Valuation of Commercial and Residential Property Home-buyer Survey and Valuation Property Management Acquisition To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

