

FOR SALE



Sanderson
Weatherall



FORMER CARE HOME

Leven House, 323 Market Lane, Swalwell, Gateshead NE16 3DZ



Key Points

- **Former 11 Bed Care Home**
- **Own Secure Car Park**
- **Approx. 0.26 acres (0.11 hectares)**
- **Prominent Location**

Location

The property is located on Market Lane, within the Gateshead suburb of Swalwell. Gateshead forms part of the larger Newcastle conurbation and is situated on the south banks of the River Tyne. Gateshead has a population of approximately 200,000 and includes some of the major retail and business locations such as the MetroCentre and Team Valley Trading Estate.

Swalwell is situated just to the east of the A1(M) Western Bypass and approximately 4 miles west of Gateshead Town Centre. Market Lane is predominately a commercial area in nature. Occupiers in the immediate vicinity include Swalwell Community Fire Station, Stepping Stones Day Nursery, Abbeymoor Neurological Care Centre, The Sun Inn and Santino's Sicilian Kitchen.

Description

The property comprises a vacant two storey detached building of brick construction under a pitched tiled roof. Until recently the property was an operational care home consisting of 11 one bedroom flats most of which benefit from their own en-suite. The ground floor accommodates a reception area, dining room, lounge, activity room, kitchen facilities and 4 flats. At first floor level, the property benefits from 7 further flats, staff room facilities and a laundry room. The building has the added advantage of its own secure car park to the rear of the building with access provided off Market Lane.

Asking Price

Offers in the region of £350,000 for the benefit of our clients freehold interest.





Accommodation

We understand the property comprises of the following approximate Gross Internal Areas:

Description	sq m	sq ft
Ground Floor	305.80	3,292
First Floor	201.14	2,165
Total	509.94	5,457

Council Tax

The property falls within Council Tax Band G. Interested parties are invited to make their own enquiries with the Local Authority (Gateshead Metropolitan Borough Council).

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.

Services

We understand that all mains services are connected to the property, however, would recommend that any interested party carry out their own investigations regarding this matter.

Legal Costs

Each party to bear their own legal costs.

VAT

All prices quoted are deemed exclusive of VAT where chargeable.



Further Information

Strictly by prior appointment with the agents:

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

or

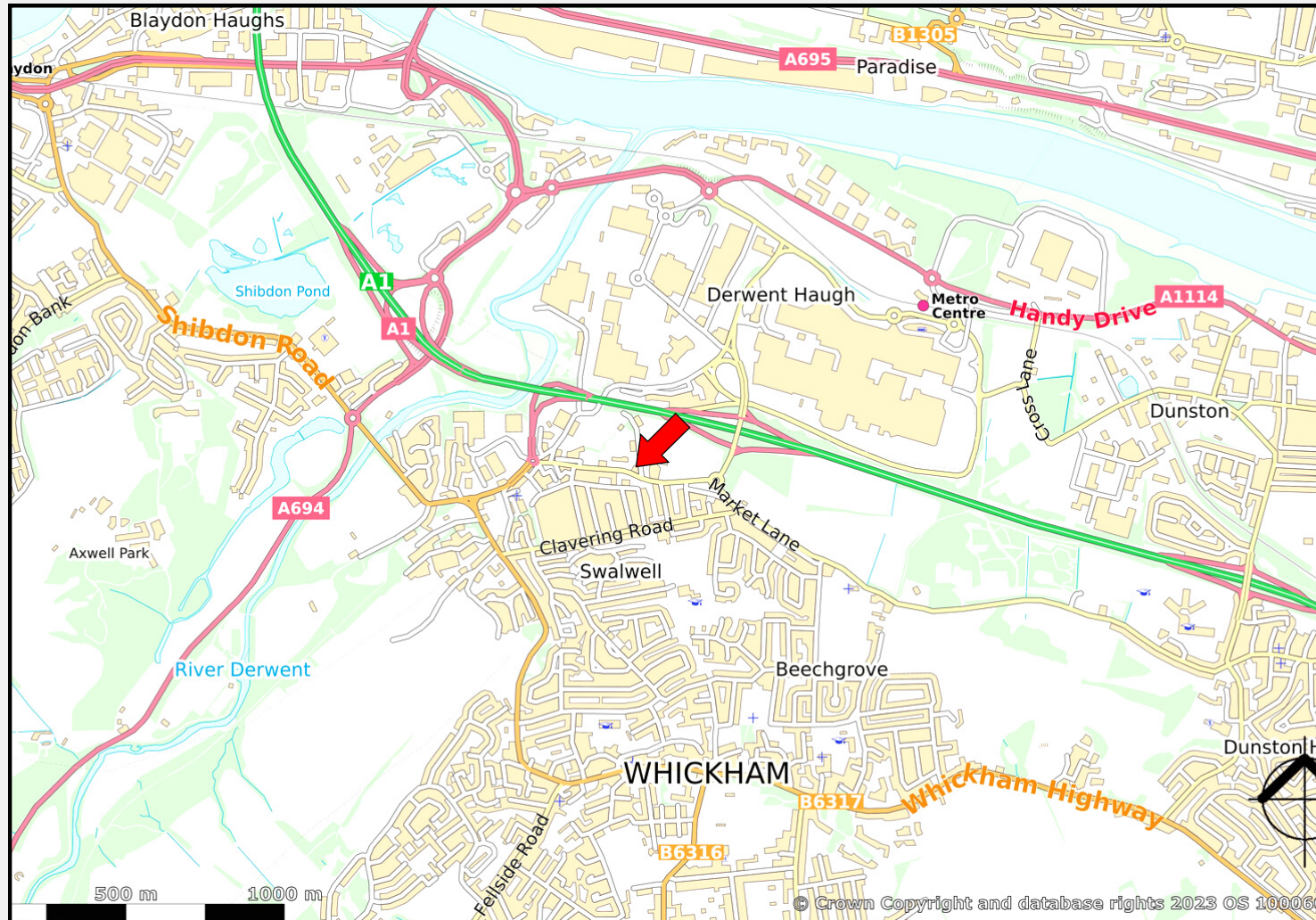
Mark Convery
07525 872 141
mark.convery@sw.co.uk

Sanderson Weatherall
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ



November 2023
232530

Sanderson
Weatherall



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL