

FOR SALE



Sanderson
Weatherall

ONLINE AUCTION - THURSDAY 25 JULY 2024



STUDENT ACCOMMODATION BUILDING

Summerhill House, 214-216 Westmorland Road

Newcastle upon Tyne NE4 6QZ



Key Points

- **Freehold Opportunity**
- **Guide Price: £695,000**
- **GIA: 744 sq m (8,010 sq ft)**
- **Current Rent: £144,000 per annum**
- **Currently arranged as 38 rooms for student accommodation**
- **Subject to Contract**

Location

Newcastle upon Tyne is located in the North East of England and has an Urban area population of some 200,000. Newcastle is principally accessed via the A1, A19 & A69. Newcastle Airport, 7 miles north west of the city centre, provides international and domestic services. Sunderland is located 14 miles to the south east, South Shields 14 miles to the east and Carlisle 58 miles to the west.

The subject property lies a short way to the west of the city centre and fronts Westmorland Road, the A186, which links directly to the A1(M). The surrounding area is a mixture of low value owner occupied, predominantly former Local Authority housing and also in close proximity is the main campus of Newcastle College.

Accommodation

The property has the following approximate GIA:-

Description	sq m	sq ft
38 Bedrooms, shared accommodation and bathrooms and kitchens	744.00	8,010
Total	744.00	8,010

Site Area: 0.07 hectares (0.19 acres)

Description

The subject is a detached three storey building, constructed approximately 55 years ago of traditional cavity brick construction under a flat, believed to mineral felt covered roof. The walls are rendered in part and painted. Fenestration is predominantly uPVC, double glazed throughout. Rainwater gutters are of a plastic type. Externally the property is secured with palisade fencing and there is a yard area that could be utilised.

Internally the accommodation is arranged over ground and two upper floors and is utilised as student accommodation, with 38 rooms suitable for single occupation, together with communal areas, shared bathrooms and kitchens.

Asking Price

The property is going to auction on Thursday 25 July 2024 with a guide price of £695,000.

For further information, such as legal documents and property information, please visit [bidx1.com](https://www.bidx1.com)

Tenure

We understand the property is held freehold.

Energy Performance Certificate

Flat A has an Energy Performance Asset Rating E (48).

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 available to the site with the exception of gas. However any interested party should make their own investigations with regard to this matter.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs incurred in the sale and transaction plus any VAT thereon.





Further Information

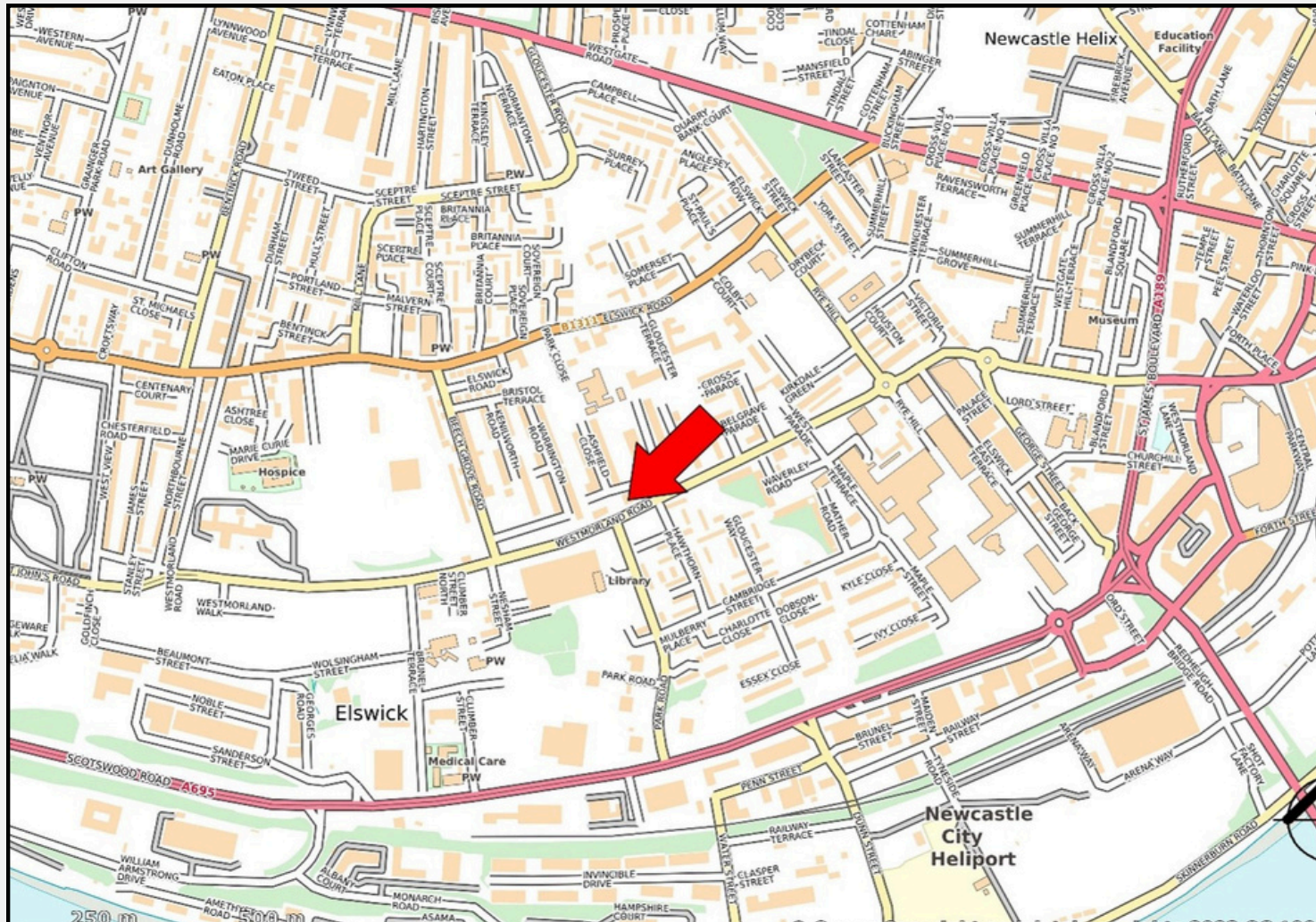
Strictly by prior appointment with the agents:

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