



## Rose Cottage & Adjacent Site, High Street, Wrekenton NE9 7JS

- Unique Development Opportunity (subject to planning permission)
- Includes 4 Bed Bungalow with Garages
- Site Area circa 0.658 Acres (0.266 Hectares)
- Situated on Busy Main Road Next to Aldi & Lidl
- Rose Cottage let at £6,600 per annum
- Suitable for a Variety of Uses

**Auction Guide Price £275,000 +**

For Sale by Auction.

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

# COMMERCIAL

## Location

Wrekenton is located approximately three miles to the south of Gateshead Town Centre and one mile from the A1 western by-pass. The property is situated on the edge of Wrekenton district centre close to the junction of Old Durham Road, Springwell Road and High Street. The majority of the surrounding properties are commercial including a Lidl and Aldi supermarket on either side.

## Description

We are delighted to offer to the market this 0.65 acre site consisting of a detached 4 bedroom detached bungalow, concrete area with two detached garages formerly a petrol station and cleared grass area which was the former Gateshead council offices. The bungalow was built around 1960, it is of brick construction under a pitched/tiled roof, the windows are UPVC double glazed. The site could be suitable for a variety of uses subject to the correct planning permissions

## Rose Cottage / Garage Dimensions

Area	Sq. m.	Sq. ft.
Front porch	4.76	51.23
Kitchen	17.63	189.76
Living Room	21.06	226.68
Bedroom 1	9.75	104.94
Bedroom 2	18.33	197.30
Bedroom 3	13.53	145.63
Bedroom 4	4.75	51.12
W/C	1.44	15.50
Bathroom	5.4	58.12
Rear Porch	2.8	30.13
Greenhouse	15.36	165.33
Garage 1	17.49	188.26
Garage 2	29.82	320.97

## Site Area

0.658 Acres (0.266 Hectares)

## Rental Income

Rose Cottage is let at £6,600 per annum. The tenant has been in occupation since 2020 with the current lease rolling over.

## Tenure

Freehold

## Auction Guide Price

£275,000 +

## Viewing

Strictly by appointment through this office.

## Council Tax Band

Band C

## Title number

TY573901 & TY374834

## Auction

Auction terms and conditions apply, see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

## Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com)

Ref: I030 (Version 1)

Amended 03<sup>rd</sup> July 2024



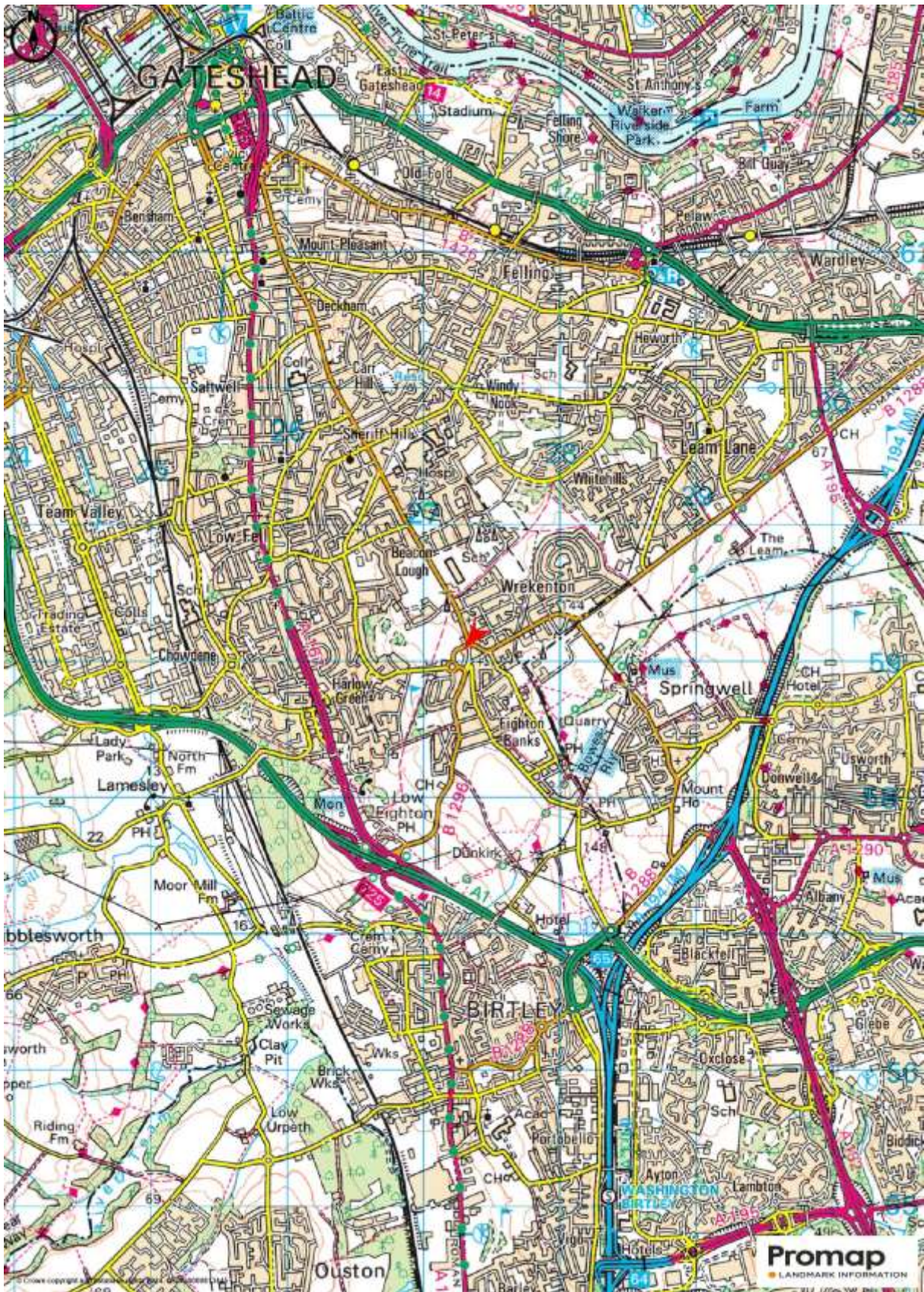
# COMMERCIAL



**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

# COMMERCIAL



**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573