



Development Opportunity

Duke of Cumberland, Sunderland Road, Felling NE10 0NS

- Detached Two Storey Former Pub
- Includes Spacious 3 Bedroom Flat
- Site Area 0.082 Hectares (0.203 Acres)
- 440 Meters from Metro Station
- EPC Rating C
- Floor Area 277 sq. m. (2,984 sq. ft.) + Basement
- Large Carpark & Outdoor Space
- Prominent Busy Roadside Location
- Pre Planning Pending for 8 bed Apartment Block
- Suitable for a Variety of Uses stpp

Price: £220,000 + VAT Freehold

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Location

The site is positioned in a prominent position on Sunderland Road in Felling. Felling is a popular residential suburb of Gateshead and Sunderland Road gives direct access to the A184 which in turn provides access north and south via the A1(M) and A19. Felling is a densely populated suburb of Gateshead located approximately 2.5 miles south east of the Gateshead Quayside and 3.5 miles from Newcastle City Centre. The area is served by the Tyne and Wear Metro which is circa 440 meters walk.

The Premises

The property comprises a detached two storey stone building with large car park & outdoor space. The ground floor and basement are still set up as a public house with the first floor being a spacious 3 bedroom flat.

Area	sq. m.	sq. ft.
Ground Floor		
Bar Area	138.37	1,489.40
W.C	4.26	45.85
W.C	8.62	92.78
W.C	9.98	107.42
W.C	4.08	43.91
First Floor		
Living Room	35.62	383.41
Kitchen	12.68	136.48
Bedroom	31.01	333.78
Bedroom	8.63	92.89
Bedroom	20.0	215.27
Shower / W.C	4.04	43.48
Basement		
Store	N/A	N/A
Total	277.29	2,984.67

Site Area

0.082 Hectares (0.203 Acres)

Pre Planning

Our client has recently submitted a pre planning application to erect a new residential block on the site consisting: 4 x 3 bedroom flats and 4 x 2 bedroom flats with parking, we expect Gateshead County Councils response soon.

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £2,600

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Council Tax Band

Band A

Price

£220,000 + VAT

Viewing

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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.

Ref I070 (Version 1)

Amended 19th September 2024

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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.

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