



Former Gateshead Railway Club Wellington Street, Gateshead NE8 2AJ

- Ground Floor & Mezzanine Commercial Unit
- Ideal for Bar or Leisure Use
- 5 Minute Walk to Newcastle City Centre
- Gateshead Side of High-Level Bridge
- Annual Service Charge circa £9,000
- Floor Area circa 3,680 sq. ft. (341.8 sq. m.)
- Stunning 19th Century brick-built building
- Recently Fully Refurbished
- Suitable for a Variety of Uses stpp
- 125 Year Lease from August 2007

Offers in Region of £150,000 Long Leasehold

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Location

Located on the Gateshead end of the High Level Bridge, Gateshead Railway Club is only a short 5-minute walk to the centre of Gateshead, 5 minutes to Newcastle Quayside and 10 minutes to Newcastle city centre. The building is incredibly accessible by public transport with bus and Metro stops only minutes away.

The Premises

The Gateshead Railway Club is an existing 19th Century brick-built building close to Newcastle Gateshead's High Level Bridge. The building has a locally listed status and forms part of the Local Authority Conservation area. The unit offered is located on the ground floor with mezzanine consisting 3 open plan rooms, offices, stores and male/female W.C facilities. It recently underwent a full refurbishment and is now a white shell boasting high quality replica timber sash windows and high ceilings. It would suit a variety of uses including a new bar or leisure space.

Floor Area

3,680 sq. ft. (341.8 sq. m.)

Tenure

125 year lease from 6th August 2007 to and including 5th August 2132.

Service Charge

The service charge is circa £9,000 per annum, this includes repairs, pump maintenance, fire alarm maintenance, water equipment maintenance, fire risk assessment, and management fee.

Price

Offers in the region of £150,000

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £18,000

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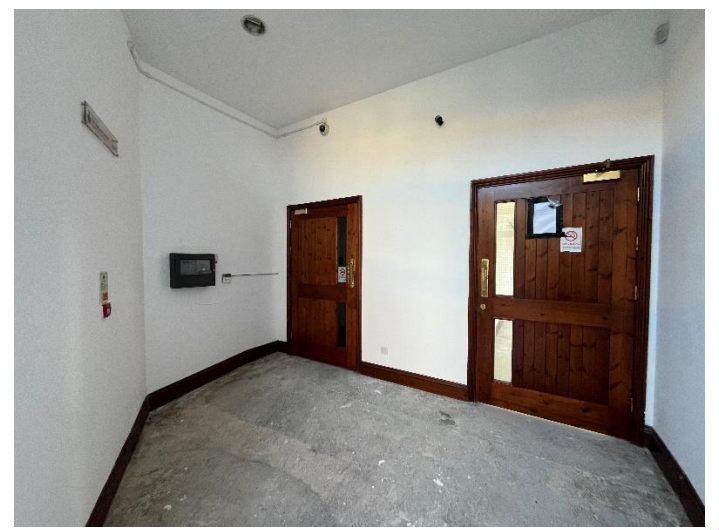
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared 11th October 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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