

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

7 - 9 CLAYTON STREET BEDLINGTON NE22 7JF



- INVESTMENT OPPORTUNITY
- FLAT WITH SITTING TENANT
- FLAT EPC RATING D61
- GROUND FLOOR CURRENTLY VACANT
- TWO PARKING SPACES
- COMMERCIAL EPC RATING D79

Price £162,000

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Commercial retail premises with vacant possession. Prominent location adjacent car park with residential flat over, currently let on an Assured Shorthold Tenancy.

The flat is currently let on an Assured Shorthold Tenancy. Rental information available on request.

WESTERN RETAIL AREA

16'9" x 13'6" (5.13m x 4.14m)



EASTERN RETAIL AREA

14'11" x 16'7" (4.57m x 5.07m)



REAR WESTERN RETAIL AREA

16'7" x 9'10" (5.06m x 3.02m)



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LOBBY LEADING TO KITCHEN

9'6" x 8'7" (2.92m x 2.63m)



ALCOVE

4'11" x 2'4" (1.5m x 0.73m)

Kitchen unit. Separate WC.

FIRST FLOOR FLAT:

GROUND FLOOR ENTRANCE LOBBY AND STAIRS

FIRST FLOOR LANDING

With access to roof void.

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BEDROOM ONE (FRONT)

12'5" (to wardrobes) x 15'2" (3.8m (to wardrobes) x 4.64m)

UPVC double glazed window. One radiator. Built in wardrobes.



BEDROOM TWO (REAR)

16'2" x 10'0" (4.95m x 3.06m)

UPVC double glazed window. One radiator.



KITCHEN

9'3" x 9'3" (2.84m x 2.82m)

Range of wall and floor storage units. Stainless steel one and a half bowl single drainer sink unit. Gas hob with cooker hood. Electric double oven. Baxi Duo Tec 24 combi ERP combination boiler serving domestic hot water and central heating service. Plumbing for automatic washing machine. UPVC double glazed window. One radiator.



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BATHROOM/WC

5'0" x 9'5" (1.53m x 2.88m)

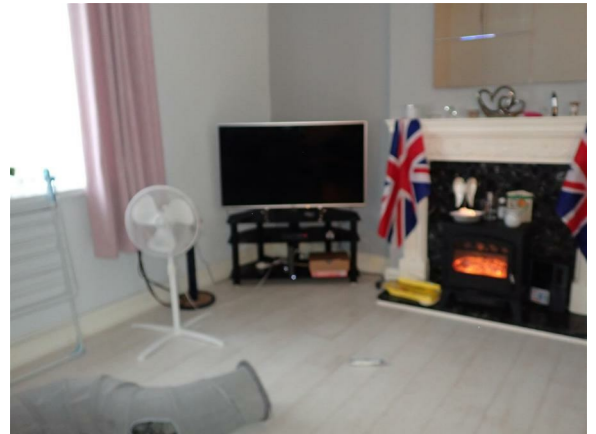
White suite comprising: pedestal wash hand basin, close coupled WC and panelled bath with mixer shower over. One radiator. UPVC double glazed window. Extractor fan.



LIVING ROOM

16'7" (max) x 15'3" (max) (5.08m (max) x 4.65m (max))

L-shaped. UPVC double glazed windows. Two radiators.



EXTERNAL

Two private parking spaces adjacent the public car park.

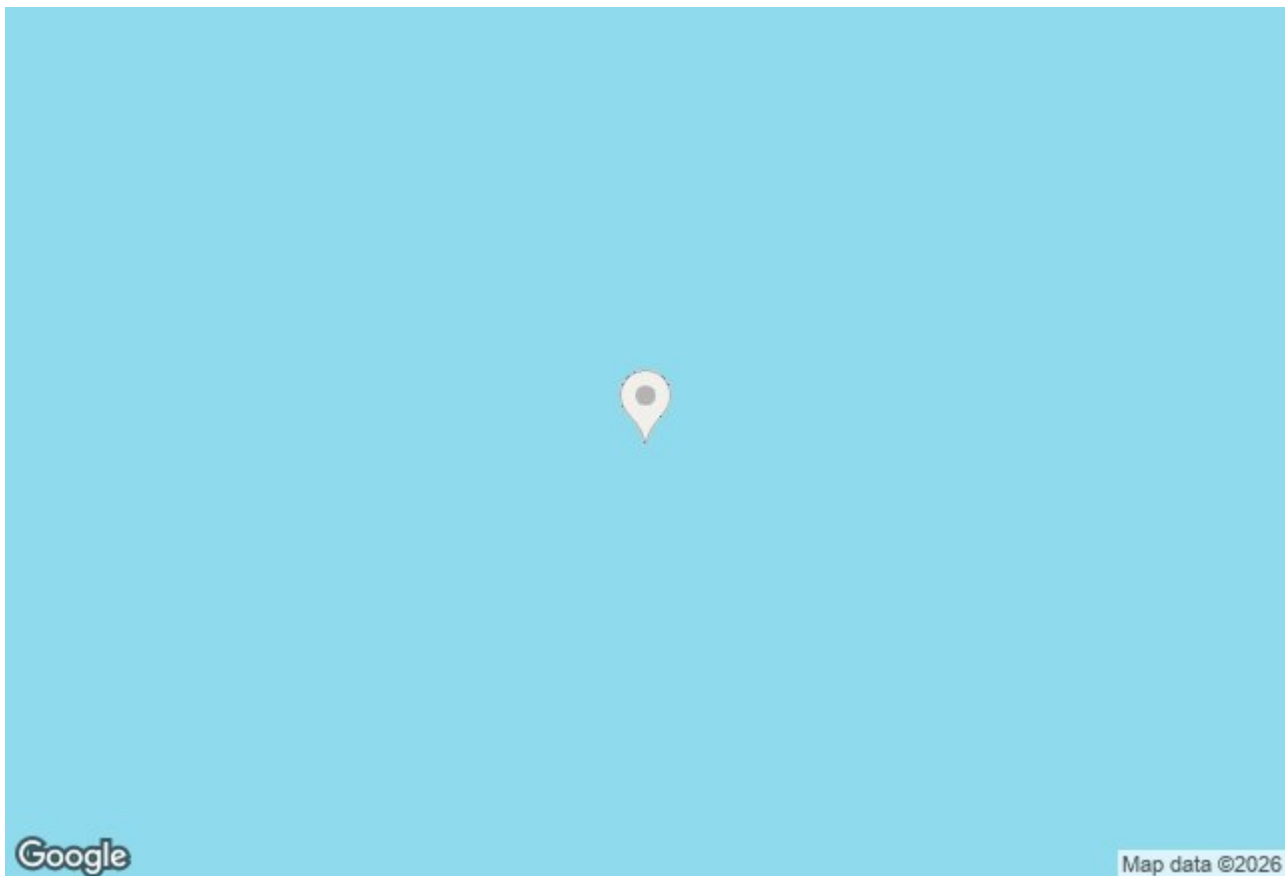
SERVICES

Flat - Mains water, drainage, gas and electricity.

Shop - Mains water, drainage and electricity.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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