

Chartered Surveyors, Estate Agents, Valuers

R.A. **Jackson
& son**
Est. 1830



20/20a Harraton Terrace, Birtley | Offers over £150,000

For Sale or To Let
Ground Floor Retail Unit & 3 bed First Floor Flat
Free Public Parking to rear
Ground Floor Area 77 sqm (837 sq ft)
Asking Rent: £9,500 pa (Retail) £475 pcm (Flat)
Asking Price: £150,000

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R.A Jackson & Son, 18 Northumberland Square, North Shields, NE30 1PX



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LOCATION

The property is positioned on Durham Road, the main route running through the centre of Birtley. Harraton Terrace is an established parade of similar buildings with retail units to the ground floors and residential accommodation to the upper floors. Externally there is a large public car park to the rear of the property

DESCRIPTION

The accommodation comprises a mid-terraced retail unit which includes a kitchen and toilet to the rear. The shop front is protected with automated steel security shutters. The first floor flat is separately accessed from Harraton Terrace and extends to 3 bedrooms. Externally there is a small enclosed yard.

ACCOMMODATION

The ground floor Net Internal Area (NIA) is as follows:
77 sqm (837 sqft)



SERVICES

We understand that all mains services apart from mains gas are connected to the property
(All interested parties should satisfy themselves with the local service providers)



PLANNING

We understand that the ground floor has planning permission for use as a Retail Unit as designated under class A1 of the Town and Country (Use Classes) Order 1987 (as amended)

RATING LIABILITY

The property is assessed for business rates as follows:
Rateable Value - £6,500
The First Floor Flat is assessed for Council Tax under Band A.

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TENURE

The retail unit is available by way of a new FRI lease for a minimum lease term of 3 years
The flat is available by way of an Assured Shorthold Tenancy (AST) Agreement for a term of 6 months.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request

RENT

Our Client is seeking offers in the region of £9,500 per annum for the retail unit and £475 pcm for the flat

PRICE

Our Client is seeking offers over £150,000 for the Freehold Interest

COSTS

The ingoing Tenant will be responsible for the Landlord's reasonable legal fees involved with the preparation of the lease.

VAT

All prices quoted are exclusive of VAT at the prevailing rate

Viewing

Strictly by appointment through R.A Jackson & Son
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