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



## Westgate Road, Newcastle Upon Tyne | £1,100,000

The property comprises a number of adjoining buildings, part 3 storey and part single storey last used as a bowling alley. The three storey section of the property fronts onto Westgate Road, one of the main routes into Newcastle City Centre from the west.

The ground floor currently has two 10 pin bowling facilities, together with a bar and cafe area. The first floor contains w.c.'s, together with staff room and former snooker room. The second floor is basic storage accommodation. Externally there is a small forecourt area to the front with parking for approximately 3 vehicles.

The property occupies a site area of approximately 0.155 hectares.

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## LOCATION

The subject property is located on the A186 Westgate Road which is one of the main routes into Newcastle City Centre from the west. Westgate Road also links to the west with the A69 inter section providing access to the regions main road network. Westgate Road is characterised by mixed uses and is an important neighbourhood retailing centre which serves the immediate residential population and surrounding communities.

The subject property itself fronts directly onto Westgate Road and lies approximately 1 mile from the City Centre in a densely populated residential area. Occupiers in the immediate vicinity include a number of local retailers, high density residential and Newcastle General Hospital



## SITE

The property occupies a site area of approximately 0.155 hectares. The site coverage is effectively 100%



## DESCRIPTION

The property comprises a number of adjoining buildings, part 3 storey and part single storey last used as a bowling alley. The three storey section of the property fronts directly onto Westgate Road.

Internally, the ground floor has two bowling alleys and a bar and café area. The bar is situated immediately adjacent to the entrance.

The first floor contains male and female wc's, together with a staff room and former snooker room which is now used as a store. The former snooker room is in a basic state of repair. The staff room is situated to the front of the property and is in a basic state of repair.



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The second floor is accessed by a concrete staircase and is not currently used. The area is in a basic condition.

Externally, there is a small forecourt area to the front which provides parking for approximately 3 vehicles.

### ACCOMMODATION

Ground Floor Bowling Alley and Ancillary : 1305.86 sqm (14056 sq ft)  
First Floor Staff Room and Ancillary : 336.32 sqm (3622 sq ft)  
Second Floor Store : 1906.08 sqm (2111 sq ft)  
TOTAL 1838.46 sqm (20,239 sq ft)

### RATING & LIABILITY

The property is assessed for business rates with a Rateable Value of £56,000.



### VAT

All prices quoted are exclusive of VAT at the prevailing rate.

### Viewing

Strictly by appointment through R.A Jackson & Son  
T: 0191 2571253 E: sales@rajackson.co.uk  
www.rajackson.co.uk

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