

FOR SALE
FORMER HOTEL AVAILABLE
WITH VACANT POSSESSION

Eddisons



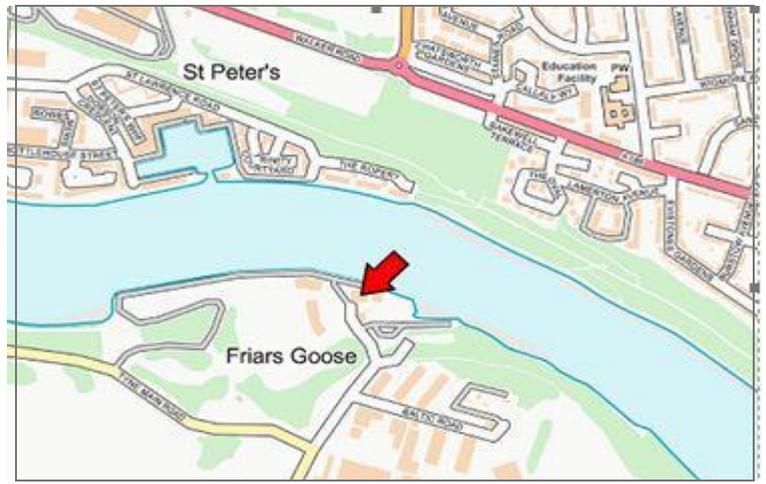
RIVERS EDGE HOTEL, GREEN LANE, FELLING, GATESHEAD, TYNE AND WEAR, NE10 0SB

PRICE ON APPLICATION

- A purpose built 28 bedroom hotel.
- Bar/restaurant and function room.
- Held Long Leasehold, with 106 years remaining.
- A riverside site with car parking.
- Felling is less than 1 mile east of Gateshead town centre and 1 mile south east of Newcastle-upon-Tyne.

AVAILABLE SPACE

Gross Internal Area:
1,204m² (12,956sq ft)



LOCATION

The property is located in Felling, a popular area in an eastern suburb of Gateshead, Tyne and Wear. It lies close to the B1426 Sunderland Road and the A184 Felling bypass, less than 1 mile east of Gateshead town centre and 1 mile south east of Newcastle-upon-Tyne.

Felling town centre has recently benefitted from a £13.5 million regeneration project. Gateshead International Stadium is situated within one mile of the subject.

The surrounding area is mixed use in nature comprising; residential, industrial and commercial land uses, with neighbouring occupiers including Friars Wharf modern apartment blocks, Friars Goose Water Sports Club and Boat Yard, and Felling Industrial Estate.

DESCRIPTION

The property is a purpose built hotel comprising of a three storey detached property constructed circa 2003. It is constructed from brick faced cavity walls beneath a pitched roof with a tiled covering.

Internally, there are 28 en-suite bedrooms over first and second floors. The ground floor provides bar/restaurant, function room, catering kitchen, toilets and stores.

Externally, there is a paved patio to two sides and tarmac surface car park providing parking for approximately 15 vehicles.

UNIT	M ²	SQ FT
Hotel	1,204	12,956

RATEABLE VALUE

The property is no longer in the Rating List. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

EPC

EPC rating of D, expiring 28th October 2024.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Offers are invited for the long leasehold interest in the property. Various sub-leases granted by the previous owners will be surrendered upon completion.

The long leasehold interest is for a term of 125 years from 11 June 2003, subject to a ground rent of £4,000 per annum (2008). The ground rent is reviewed every 5 years but has not been reviewed since 2008.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
 File Ref / 146356
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APRIL 2022
 SUBJECT TO CONTRACT

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