



FOR SALE

AG BARR Premises, Benfield Road, Newcastle upon Tyne, NE6 5XA

Detached industrial warehouse premises with yard and outbuildings

Gross Internal Floor Area of 2,272 sq m (24,457 sq ft).

Site area approx. 1.70 acres

Asking Price: Offers in excess of £975,000

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LOCATION

The property is located in Walkergate, approximately 4 miles to the east of Newcastle upon Tyne. The A1058 (Coast Road) is situated 250m north of the subject property and provides access into Newcastle city centre going west and to the coast going east.

The property is situated on Benfield Road which connects the A193 to the south with the A1058 to the north. Walkergate Metro Station is situated approximately 850m to the south.

Directly north of the subject property is a small industrial estate with occupiers including Crossling Plumbers Merchants, Topps Tiles and a Lookers Renault Garage. Opposite the premises is an Army reserve centre as well residential housing. The East Coast main railway line runs adjacent to the south east boundary of the property.

ACCOMMODATION

The gross internal area is as follows:

Building	Use	Sq M	Sq Ft
Main Building	GF Warehouse/ancillary	1555.57	16,774
	GF Offices	202.23	2,77
	FF Offices	99.62	1,072
Outbuildings	Workshop	172.09	1,852
	Garages	242.68	2,612
Total		2,272.19	24,457

DESCRIPTION

The property appears to originally date from the 1940s comprising a principal warehouse building with a two storey office block together with a vehicle workshop and adjacent garage.

The main building is of steel frame construction incorporating a "north lights" roof, which has been re-clad with profile metal sheets and brick elevations. There is a metal trussed roof internally at a height of 4.35m of which LED lights are attached. There are 3 electric roller shutter doors and one metal by-fold door. The floor is concrete.

A two storey office section is situated to the front of the warehouse of brick construction with a flat roof incorporating Upvc double glazed windows. There are carpeted floors throughout and suspended ceilings with LED lights and air conditioning. There is also a gas central heating system.

The vehicle workshop and garages appear to have been added during the 1980s and are of steel frame construction with brick/profile metal sheet clad walls and pitched profile metal sheet covered roofs. Each has an electric roller shutter door.

The site is approximately 1.70 acres in size with a site density of approximate 33.5%. Accordingly there is significant outside storage/development space. The yard is concrete and fully enclosed with brick walls

and palisade fencing with two gated entrances on to Benfield Road.

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of D79

LEGAL COSTS

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

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Factory & Premises: £47,750

The small business multiplier for the year 2022/2023 is £49.9p

ANTI-MONEY LAUNDERING REGULATIONS

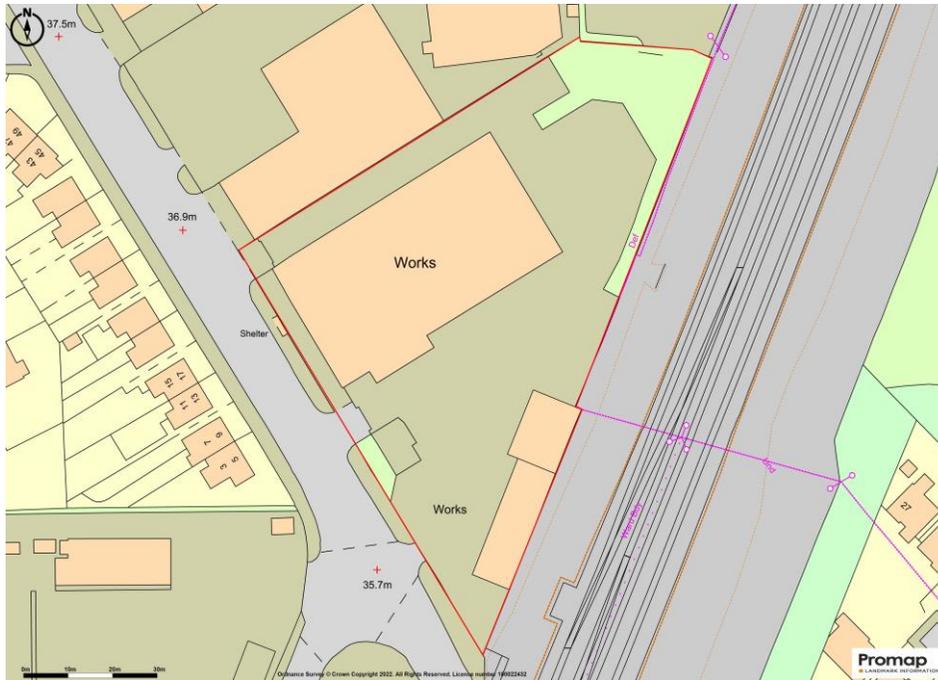
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

VAT is not applicable on the sale.



SITE PLAN/MAP



TERMS

The property is available to purchase at an asking price of offers in excess £975,000

VIEWING

Strictly by appointment through Johnson Tucker LLP or our joint agents Gerald Eve LLP. For more information please contact:

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