



## 1/1A Station Road, Newburn, Newcastle upon Tyne NE15 8LS

- Substantial Three Storey Former Bank
- Commercial Unit & Three Bedroom Flat
- Former Bank 194.5 sq. m. / 2,094 sq. ft. (Ground/Second Floor)
- Flat 95.2 sq. m. / 1,025.3 sq. ft. (First Floor)
- Net Internal Area 289.8 sq. m. (3,119 sq. ft.)
- Prominent Corner Position
- Suitable for a Variety of Uses (subject to planning permission)

**Auction Guide Price £120,000 +**

For Sale by Auction. Live Online Auction, bidding starts Thursday 27<sup>th</sup> June 2024

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

The property is located on Station Road which is on the north side of the River Tyne. Newburn is an expanding village approximately 8 miles due west of Newcastle and is easily found from the A1 Western Bypass via the A6085.

## Description

We are delighted to offer to the market this substantial end terrace three storey property with pitched slate roof. The property consists ground floor open plan area, offices, kitchen, stores, safe room and ladies/gents W.C facilities, there is an internal stair case leading to the second floor with further storage rooms. There is a separate access to the flat which consists living room, kitchen, 3 bedrooms, bathroom and W.C.

The property is well presented and formally tenanted by Lloyds Bank, it would suit a variety of uses subject to the correct use class.

Area	Sq. m.	Sq. ft.
<b>1 Station Road (Bank)</b>		
<b>Ground Floor</b>		
Customer Service Area	43.25	465.53
Cashier Area	25.79	277.60
Office	5.13	55.21
Office	5.72	61.56
Office	10.08	108.50
Safe Room	11.52	124.0
Kitchen	13.02	140.14
Boiler Room	2.34	25.18
Ladies W.C	5.02	54.03
Gents W.C	5.96	64.15
<b>Second Floor</b>		
Store	21.32	229.48
Store	23.37	251.55
Store	15.23	163.93
Hall	6.81	73.30
<b>Total</b>	<b>194.56</b>	<b>2,094.22</b>
<b>1 Station Road (Flat)</b>		
<b>First Floor</b>		
Living Room	24.48	263.50
Kitchen	15.92	171.36
Bedroom	16.33	175.77
Bedroom	10.14	109.14
Bedroom	11.99	129.05
Bathroom	4.84	52.09
W/C	1.61	17.32
Lobby	9.95	107.10
<b>Total</b>	<b>95.26</b>	<b>1,025.37</b>
<b>Net Internal Area</b>	<b>289.82</b>	<b>3,119.59</b>

## Viewing

Strictly by appointment through this office.

## Tenure

Freehold

## Auction Guide Price

£120,000 +

## Rateable Value

The 2024 Rating List entry is Rateable Value £4,150

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Council Tax

Band A

## Auction

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## Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

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## Important Notice

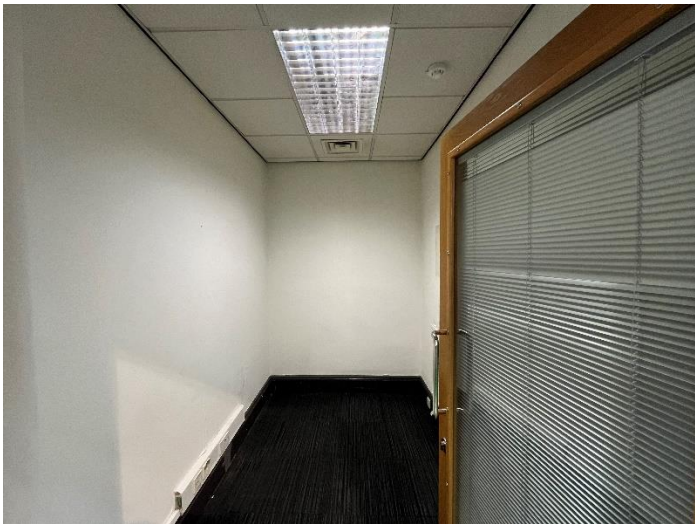
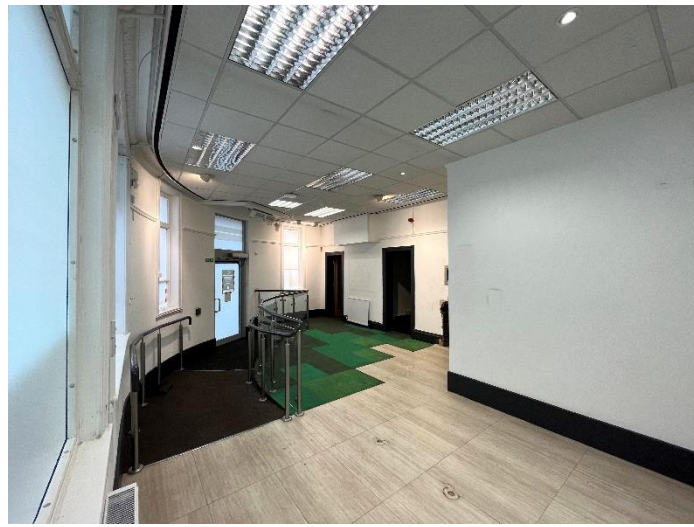
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com)

Ref: I017 (Version 1)

Prepared: 24<sup>th</sup> May 2024



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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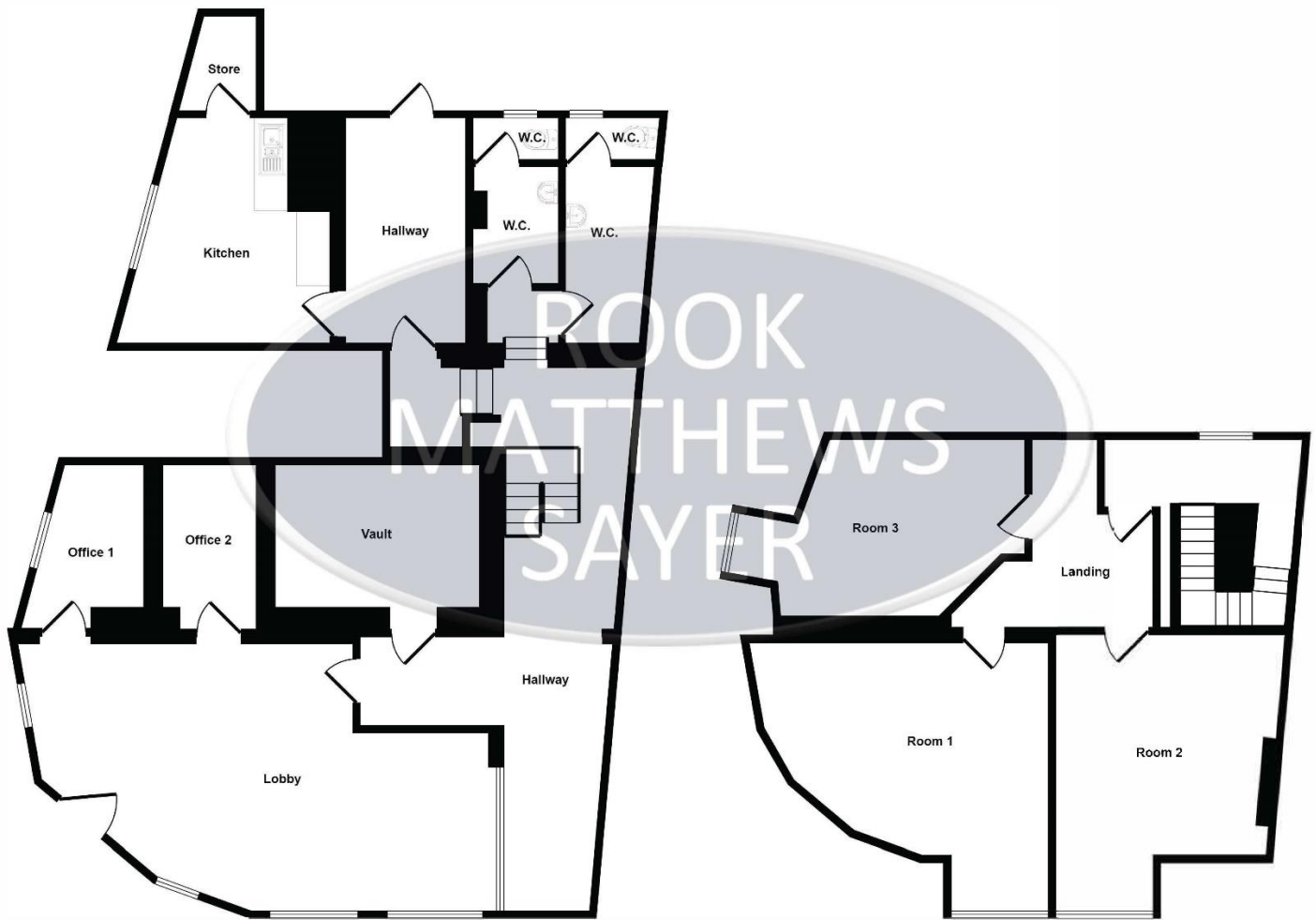
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Approx Gross Internal Area  
204 sq m / 2193 sq ft



Ground Floor  
Approx 132 sq m / 1418 sq ft

Second Floor  
Approx 72 sq m / 776 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

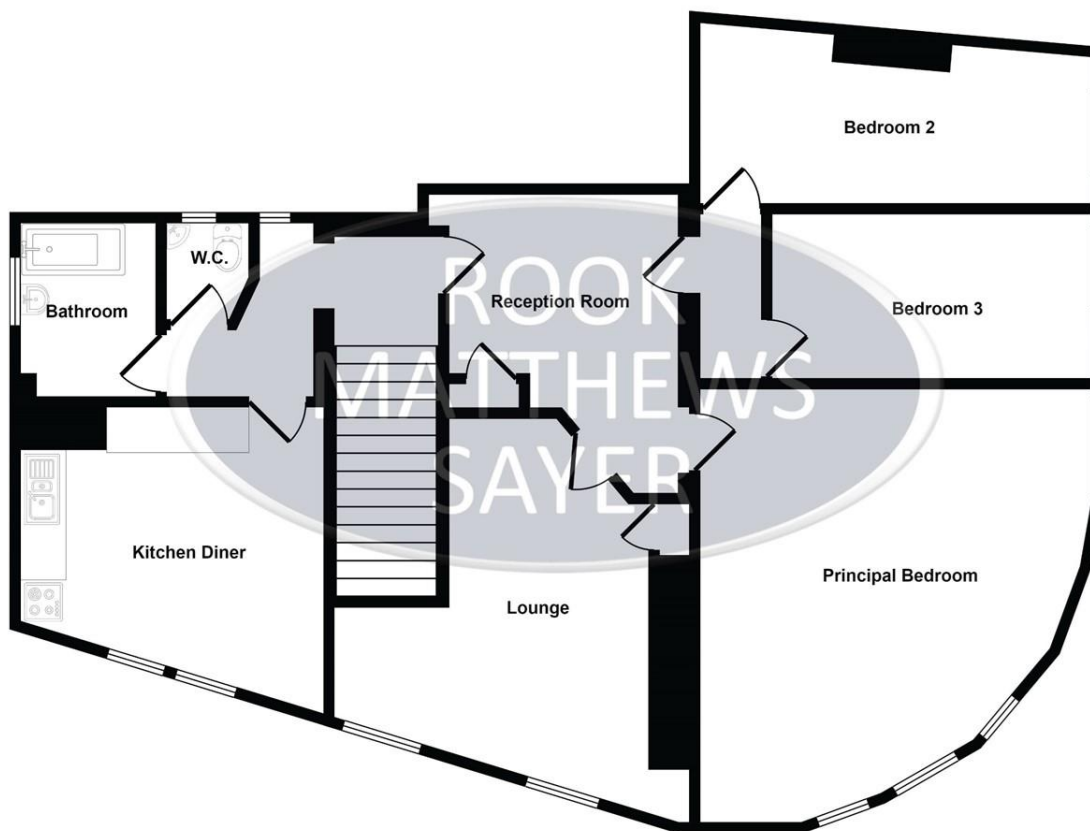
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Approx Gross Internal Area  
111 sq m / 1193 sq ft



## First Floor

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