



Workshop / Garage

Main Road, Ryton, Tyne and Wear NE40 3AF

- Detached Workshop\Garage
- Suitable for a Variety of Uses
- EPC Exempt
- Floor Area 476 sq. ft. (44.2 sq. m.)
- Lighting and Electrical Points
- Inspection Pit

Price: £39,950 Freehold

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Location

The unit is located to the side of on Barmoor Car Sales on the (B6317) Main Road just outside Ryton. Ryton is a bustling semi-rural village situated about midway between Blaydon and Prudhoe and is only around 8 miles from Newcastle City Centre on the A695.

Description

We are pleased to offer to the market a detached single storey workshop\garage of red brick construction with pitched roof. The floor area is circa 476.6 sq. ft. (44.28 sq. m.) consisting open plan workshop with two small offices. The property comes with florescent lighting, power points, single glazed windows and concrete flooring with small inspection pit. The property has pedestrian access only. Please note we have not inspected the property internally and photos shown were provided by the vendor.

Title Number

TY95813

Rateable Value

The 2024 Rating List entry is Rateable Value £3,450

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.

Tenure

Freehold

Price

£39,950

Viewing

Strictly by appointment through this office.

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.

Ref I049 (Version 1)

Prepared 16th July 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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