

Garage Workshop

REF: NE1935

Pennyfine Factory, Pennyfine Road, Sunnyside NE16 5EP



- Rare Freehold Opportunity.
- Garage 1,565 sq.ft. (145 sq.m.).
- Office / Stores 340 sq.ft. (32 sq.m.).
- Previous planning for residential.
- Forecourt of 600 sq.ft. (56 sq.m.).
- FREEHOLD OFFERS OVER £195,000.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This opportunity is located on Pennyfine Road which is just off the A692 Gateshead Road that runs up from Lobley Hill through Sunnyside and towards Stanley.

The immediate area comprises residential houses and is a popular address with high quality private housing. The unit has good access to the A1 Western Bypass and Consett & Stanley are both within an easy drive.

Description

This workshop is currently operated by **SERMAC** and is used for the storage and preparation of garage doors before they go out for installation.

The building is of steel frame construction with dual access via a large roller shutter and a small personnel door. There is a concrete floor within and a large forecourt to the front with ample room for owners and customers to park.

This site was subject to a planning application in 2018 (DC/18/00148/FUL) for the development of 2x bungalows. The application was successful and the neighbour subsequently built a house on their land to the south. Our client chose not to complete their development but all the plans are available on Gateshead Planning Portal and they outline the layout and style that was permitted.

This is a rare freehold opportunity in a popular area and viewing is recommended.

Services

3 phase electricity and water are installed.



Tenure

We are verbally informed that the site is held on a freehold title TY99268.

Business Rates

The premises are assessed as follows:
Rateable Value £6,400
Rates free incentives subject to status.

EPC

Rating G.

Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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