



2 Ferndale Ave, Wallsend NE28 7NA

- Ground Floor & First Floor Accommodation
- Currently Used as Offices
- Floor Area circa 173.8 sq. m. (1,870.7 sq. ft.)
- Possible Conversion to Residential STPP
- Situated on Busy High Street
- 125 year Lease from 25 September 1996

Long Leasehold: £75,000

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Location

The property is located on Fendale Ave, overlooking High Street East, Wallsend. It is situated in the central business district of the town and is surrounded by retailers and professional service companies including banks, building societies and estate agents. Wallsend is a densely populated area on the north side of River Tyne and is approximately 4 miles east of Newcastle City Centre which is easily accessed via the A1058 Coast Road which also links Wallsend to Tynemouth at the coast approximately 5 miles east. Also within easy reach is the Tyne Tunnel and the A19 leading to the A1(M)

Description

The unit is situated over the ground and first floors of a two storey mid terrace building under a pitched roof. The ground floor is currently used for storage with the first floor used as office space, there is also the benefit of a yard to the rear of the property.

It would suite a variety of uses including conversion to residential subject to planning and consent.

The floor areas are as follows :

Area	sq. m.	sq. m.	level
Reception	11.1	119.47	Ground
Store	36.96	397.83	Ground
W/C	3.52	37.88	Ground
Office	45.35	488.14	First
Office	9.78	105.27	First
Office	5.87	63.18	First
Office	26.15	281.47	First
Office	13.0	139.93	First
Corridor	22.07	237.55	First
Total	173.8	1870.7	

Tenure

Long Leasehold – 125 years from 25 September 1996

Viewing

Strictly by appointment through this office.

Rateable Value

The 2017 Rating List entry is Rateable Value £4,000

Important Notice

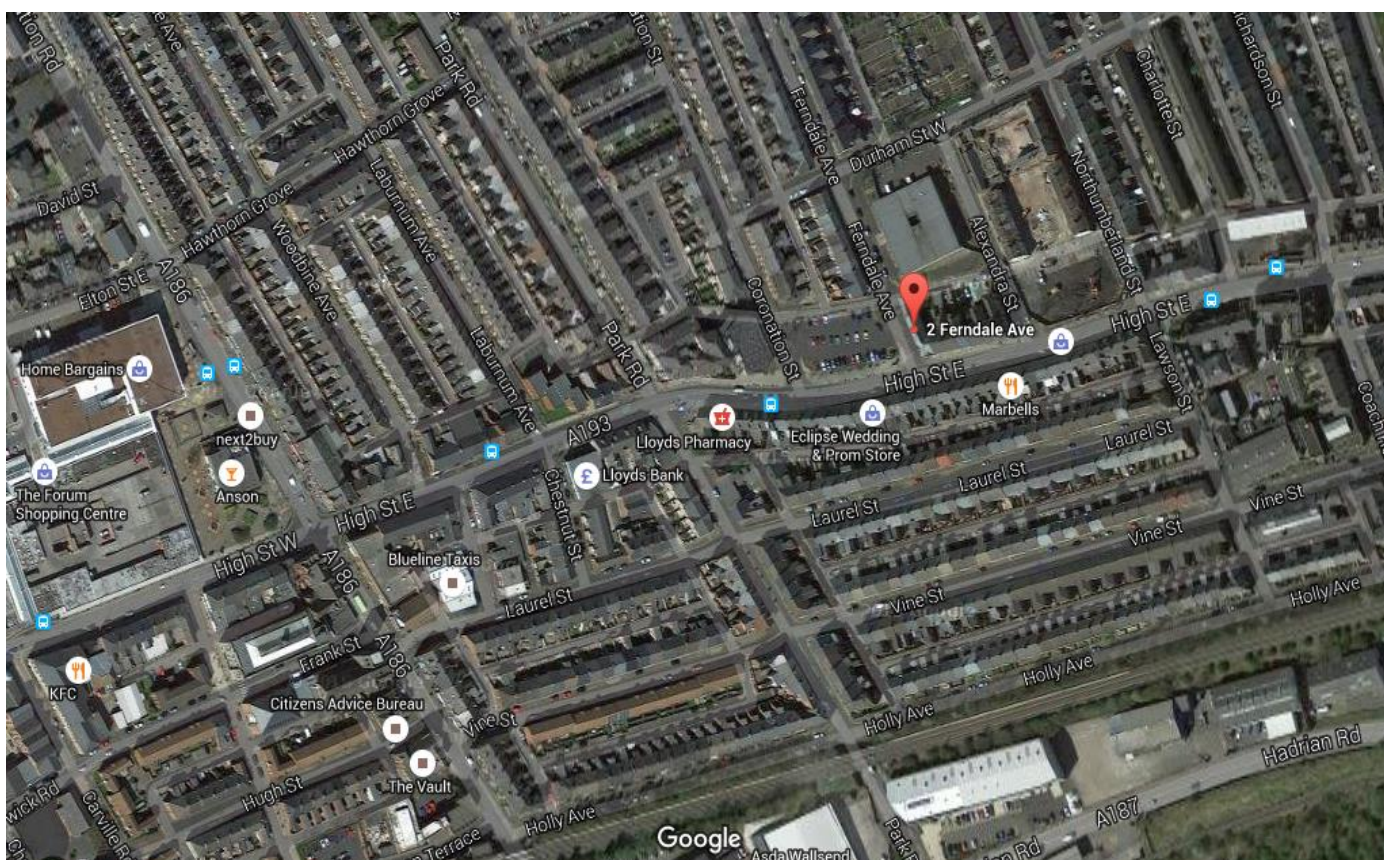
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Ref G316

Updated June 2020



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